BILL GARRETT, Davidson County
Trans:T20150029425 DEEDWARR
Recvd: 04/20/15 09:53 2 pgs
Fees:13.00 Taxes:425.50
20150420-0034764

Prepared by:
Costner Law Office, PLLC
725 Cool Springs Blvd STE 600
Franklin, TN 37064
File #: TNP151581

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Subscribed and sworn to before me this 17th day of April, 2015.

Notary Public
My commission expires: 8/23/16

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Patricia Williams | Patricia Williams | 096-09-0-A-754.00-CO |
| 754 Kent Road | 754 Kent Road | |
| Nashville, TN 37214 | Nashville, TN 37214 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged **Patricia A Mannon, individually and as Executrix of The Estate of Whyte F Hudgins (a/k/a Whyte F Peal) Susan Johnson and Regina Greenwood (f/k/a Regina Kemp), individually** hereinafter referred **Patricia Milena Williams** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit A-754 on the Plan of Emery Place, as of record in Book 6250, Page 719, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Whyte F Hudgins a/k/a Whyte F Peal by Warranty Deed from Dorothy D Haley dated 01/08/1992 and recorded in Book 8525, Page 276, Register's Office for Davidson County, Tennessee. Whyte F Hudgins a/k/a Whyte F Peal died July 13. 2014. Pursuant to the Holographic Will of Whyte F. Hudgins, Docket No. 14P1306, Circuit Court, Davidson County, Tennessee, subject property was devised to Patricia Mannon, Susan Johnson, and Regina Greenwood (f/k/a Regina Kemp).

The Subject property is neither the principle residence of Grantor nor his/her spouse nor any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 754 Kent Road, Nashville, TN 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 17th day of April, 2015.

Patricia A Mannon, Executrix and Individually

Susan Johnson, Individually

Regina Greenwood, Individually

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia A Mannon, Susan Johnson and Regina Greenwood, each individually, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 17th day of April, 2015.

State of Tennessee at Large

My Commission expires: 6/24/2018

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia A Mannon, as Executrix of The Estate of Whyte F Hudgins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument in the capacity and for the purposes contained.

Witness my hand in Nashville, TN, this 17th day of April, 2015.

State of Tennessee at Large

My Commission expires: 6/24/2018

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY