WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer A. Scully	Civic Bank & Trust	09110024200
(NAME)	(NAME)	
527 Snyder Avenue	3325 West End Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20150037885 DEEDWARR
Recvd: 05/15/15 10:58 2 pgs
Fees: 13.00 Taxes: 621.60
20150515-0044830

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Dale Gibbs, Executor for the Estate of Mary Kathleen Hines**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jennifer A. Scully, unmarried** , hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being the southerly 50 feet of the easterly 150 feet of Lot No. 16 on the map of B.F. Cockrill Farm, as of record in Plan Book 161, Pages 134 and 135, Register's Office for Davidson County, being the southerly half of lot No. 4 on the unrecorded subdivision of part of said lot No. 16, described according to a survey made by Geo. W. Watkins, Surveyor, April 21, 1953, as follows:

Beginning in the center of Snyder, formerly Foster Avenue, at a point 198.9 feet south of the center line of Robertson Avenue, being 50 feet south of the corner of lots Nos. 3 and 4 on said unrecorded plan; thence westwardly, parallel with the line between said two lots 150 feet; thence southwardly and parallel with the center line of Snyder Avenue 50 feet to the northerly line of lot No. 15 of the B. F. Cockrill Farm; thence with said line eastwardly 150 feet to the center of Snyder Avenue; thence with the center of said Avenue northwardly 50 feet to the beginning.

Being the same property conveyed to Sidney E. Hines and wife, Kathleen Hines by Warranty Deed from James C. Powers and wife, Ruby M. Powers, dated 09/21/1959, of record in Book 2991, Page 343, Register's Office for Davidson County, Tennessee. The said Sidney Eugene Hines have since died on November 22, 1987 and the said Kathleen Hines have since died on March 30, 2013 testate leaving a life estate interest in said property to Harold Riley and the remaining interest to Robert Dale Gibbs as her sole heir by virtue of her will dated January 10, 2012

This conveyance is subject to: (1) All matters shown on the plat of record in Plan Book 161, Pages 134 and 135, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 527 Snyder Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and/or 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 6th day of May, 2015.

ESTATE OF MARY KATHLEEN HINES

Robert Dale Gibbs
Executor

Harold Riley

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Robert Dale Gibbs with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Executor of Estate of Mary Kathleen Hines and that he as such Executor executed the foregoing instrument for the purposes therein contained, by signing the name of the ent ity by himself as Executor.

WITNESS my hand and seal this 6th day of May, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold Rileythe bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of May, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122