FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: ~~$40,000.00~~. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **June 3, 2015.** Notary Public MY COMMISSION EXPIRES: 3/19/19 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20150045916 DEEDWARR
Recvd: 06/10/15 14:40 2 pgs
Fees: 13.00 Taxes: 148.00
20150610-0054943

Sheila Medford
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**15-0259**

ADDRESS NEW OWNER(S) AS FOLLOWS: **Brian Hughes**	SEND TAX BILLS TO: **SAME AS NEW OWNER**	MAP-PARCEL NUMBERS **175 00 0 006.00, 175 00 0 007.00**
(NAME) **12540 Old Hickory Blvd.**	(NAME)	
(ADDRESS) **Antioch,TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **The Estate of Randall Wayne Mason, Barbara Jean Mason as Executrix, and Barbara Jean Mason, as heir,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Hughes,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL 6:
Land in the 2nd, formerly the 3rd Civil District of said County, described as follows:

Beginning on the westerly margin of Old Hickory Boulevard or Hobson Road at the intersection of the westerly margin of said Boulevard or Road and the southerly boundary line of the property conveyed to Julius W. McCollum by deed from Irene McCollum Tucker, et al, of record in Book 2591, page 522, Register's Office for said County; thence with the said McCollum's southern boundary line westwardly 405 feet more or less, to the said McCollum's southwest corner; thence southwardly 65 feet to the northwest corner of the property conveyed to Walter Vaughn and wife, by deed from J. S. Tucker and wife, of record in Book 1586, page 339, said Register's Office; thence with the said Vaughn's northern boundary line eastwardly 405 feet, more or less, to the westerly margin of said Boulevard or Road; thence with the same northwardly 65 feet to the beginning.

PARCEL 7:
Land in the 2nd, formerly 3rd, Civil District of said County, described partly according to a survey made by Watkins and Murray, Surveyors, May 18, 1948, as follows:

Beginning at a point in the center of Old Hickory Boulevard or Hobson Road, 1022.1 feet southerly from the intersection of the center line of said Old Hickory Boulevard and the center line of Murfreesboro Pike, said point being also the southeast corner of the property conveyed to Lorine Huff by deed from H. L. McCollum and wife, of record in Book 1377, page 241, Register's Office for said County; thence with the southern boundary line of said Huff property, north 78 deg. West 250 feet; thence south 12 deg. West 90 feet; thence south 78 deg. East 250 feet to the center of Old Hickory Boulevard; thence with the center of said Boulevard, north 12 deg. East 90 feet to the beginning.

Being the same property conveyed to David H. Mason and wife, Rena Belle Mason by Warranty Deed from Terry Doyle Vaughn and wife, Cynthia Ann Vaughn, filed on June 9, 1971 at Book 4509, page 278 (regarding Parcel 6) and being the same property conveyed to David H. Mason and wife, Rena Belle Mason by Warranty Deed from Walter Vaughn and wife, Marie H. Vaughn, filed on April 27, 1953 at Book 2143, page 423 (regarding Parcel 7). David H. Mason died on April 30, 1975, vesting property solely to Rena Belle Mason. Rena Belle Mason died January 15, 2009, vesting property to Randall Wayne Mason according to her Last Will and Testament filed February 5, 2015 in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee as #15P160. Randall Wayne Mason having since died January 3, 2015, vesting property to Barbara Jean Mason as heir and Executrix, according to his Last Will and Testament and Letters of Testamentary filed on March 3, 2015 in the Chancery Court for Williamson County, Tennessee as No. P7864, and by Order to Probate Will as Muniment of Title filed at Instrument Number 20150205-0010910, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **12540 Old Hickory Blvd., Antioch, TN 37013**
(House Number) (Street) (City, State) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **3rd** day of **June, 2015**.

The Estate of Randall Wayne Mason

Barbara Jean Mason, Executrix
By: Barbara Jean Mason, Executrix

Barbara Jean Mason, Heir at Law
Barbara Jean Mason, Heir at Law

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Barbara Jean Mason**, whom I am personally acquainted and who upon her oath acknowledged herself to be the **Executrix of The Estate of Randall Wayne Mason**, and that she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of The Estate of Randall Wayne Mason.

WITNESS my hand and official seal on **6/03/2015**.

NOTARY

MY COMMISSION EXPIRES: 4-30-19

JANIS L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Barbara Jean Mason** , whom I am personally acquainted and who upon her oath acknowledged that she is the one who executed the foregoing instrument for the purposes herein contained as her free act and deed.

WITNESS my hand and official seal on **6/03/2015**.

NOTARY

MY COMMISSION EXPIRES: 4-30-19

JANIS L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY