RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-150600275

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150048704 DEEDWARR
Recvd: 06/18/15 13:53 2 pgs
Fees:13.00 Taxes:499.50

20150618-0058341

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
12th day of June, 2015

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Houston E. Hill **2221 Nolensville Road** **Nashville, TN 37211**	**SAME**	**119-13-0-157.00**

FOR AND IN 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, RLH Rachael

Linda Faye Buttrey, Mary Darlene McQuiston, ~~Rachel~~ Lorene Hensley and Margaret Carol Major, Beneficiaries of the Estate of Mary Louise Major

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Houston E. Hill, Married

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:

LAND in Davidson County, Tennessee, being Lot No. 50 on the Plan of College Heights, as of record in Book 332, Page 19, Register's Office for Davidson County, Tennessee.

SAID Lot No. 50 fronts 50 feet on the northerly side of Morton Street and extends back between parallel lines 169 feet to an alley.

BEING the same property conveyed to Wilbert Glenn Major and wife, Mary Louise Meadows Major by Warranty Deed from Howard M. Jennette, unmarried, dated 6/29/64 and recorded 7/2/64 in Book 3785, Page 584, as corrected by Instrument of Correction (correcting Lot Number in legal description) dated 2/8/65 and recorded 3/1/65 in Book 3865, Page 256, Register's Office for Davidson County, Tennessee.
The said Wilbert Glenn Major reportedly predeceased Mary Louise Meadows Major on 9/8/10. The said Mary Louise Meadows Major (aka Mary Louise Major) died testate on 3/26/15. Pursuant to Order to Probate filed 4/16/15 in Docket No. 15P617 in the Seventh Circuit Court for Davidson County, Tennessee, beneficiaries of the Estate are Linda Faye Buttrey, Mary Darlene McQuiston, ~~Rachel~~ Lorene Maddle n/k/a ~~Rachel~~ Lorene Hensley and Margaret Carol Swan n/k/a Margaret Carol Major. Rachael RLH Rachael

RLH **This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.**

This is improved (X) property known as **520 Morton Avenue, Nashville, TN 37211**
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.

Witness our hands this 12th day of June, 2015.

Estate of Mary Louise Major

BY: Linda Faye Buttrey

Linda Faye Buttrey, as Executrix and Individually

Mary Darlene McQuiston

Mary Darlene McQuiston

RLH Rachael Lorene Hensley

~~Rachel~~ Lorene Hensley

Rachael

Margaret Carol Major

Margaret Carol Major

STATE OF TENNESSEE
COUNTY OF DAVIDSON

RLH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Faye Buttrey, Mary Darlene McQuiston, ~~Rachel~~ Lorene Hensley and Margaret Carol Major, Beneficiaries of the Estate of Mary Louise Major the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 2015.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2016