WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150058827 DEEDWARR
Recvd: 07/20/15 10:48 2 pgs
Fees:13.00 Taxes:555.00
20150720-0070558

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

W. Brian Reames
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF JULY, 2015.

Notary Public

My Commission Expires NOV. 3, 2015

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Brian Reames	New Owner	
(NAME)	(NAME)	130010A 012.00 CO
412 Ellendale Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **TOBI HANCOCK WILLIAMS, EXECUTOR OF THE ESTATE OF HELEN C. HOBGOOD**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **W. BRIAN REAMES,** 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:

Unit B-4, Belle Meade Terrace, 116 Harding Place, as of record on Plat in Book 5200, Page 325, RODC.

Land in Davidson County, Tennessee, being part of Lot #160, on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision of record in Book 421, Pages 94 and 95, Register's Office of said County, and part of the Westerly part of Lot No. 3, on an unregistered plat of J. O. Leake's Belle Meade Tract, described according to a copy of survey made by Barge, Waggoner, and Sumner, Inc. Engineers, dated July 17, 1963.

Being the same property conveyed to Helen C. Hobgood, unmarried by Warranty Deed from Terrell R. Johnson, Joseph T. Hartman, George E. Mc Carty, William G. Anderson and George J. Egner, Trustees under Declaration of Trust dated August 1, 1985, recorded on the 4th day of December, 1989 in Deed Book 7996, Page 996, in the Register's Office of Davidson County, Tennessee. The said Helen C. Hobgood died on march 1, 2015 leaving a Last Will and Testament that was probated under Docket No. 14P443 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, Tobi Hancock aka Tobi Hancock Williams was appointed to serve as Executor of the Estate, and the real property, which includes the subject property was to be administered as part of the Probate Estate of Helen C. Hobgood and by Order to Sell Real Property attached as Exhibit "A".

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 5200, Page 325, said Register's Office; (c) restrictive covenants of record in Book 5730, Page 27, amended in Book 6015, Page 94, said Register's Office; (d) Charter of Belle Meade Terrace Homeowners Association, Inc. recorded in Book 5730, Page 23, said Register's Office; (e) Easement granted to Tennessee Department of Transportation by instrument recorded in Book 11032, Page 431, said Register's Office; and (f) Easement recorded in Book 4846, Page 737, said Register's Office.

This is unimproved / improved (x) property, known as 116 Harding Place, Unit B-4, Nashville, TN 37205
(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 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this ___ day of July, 2015.

Tobi Hancock Williams

TOBI HANCOCK WILLIAMS, EXECUTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named, Tobi Hancock Williams, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she, as Executor of the Estate of Gladys Buford Reese, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17 day of July, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015