WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150060250 DEEDWARR
Recvd: 07/23/15 12:51 2 pgs
Fees:13.00 Taxes:296.00
20150723-0072389

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVR IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of July, 2015

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-6-17

(AFFIX SEAL)

RONALD K. NEVIN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Ronald K. Nevin, Attorney at Law, 404 James Robertson Pkwy, 1850 Parkway Towers, Nashville, TN 37219

(NAME/ADDRESS/PROPERTY OWNER)	(PROPERTY TAXES TO)	MAP-PARCEL
John M. Hines	John M. Hines	059-14-0-085.0
755 Ringgold Drive	4213 Drakes Court	
Nashville, TN 37207	Nashville, TN 37218	

FOR AND IN CONSIDERATION OF THE SUM OF EIGHTY THOUSAND DOLLARS, CASH BY THESE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS ACKNOWLEDGED, I, **Samuel Lee Lawless, Executor of the Estate of Will Lawless, JR.**, BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John M. Hines,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot 23, as shown on the map entitled Haynes Manor, Section 1, of record in Book 3600, page 85, 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 Will Lawless, Jr., unmarried and Will Lawless and wife, Laura E. Lawless, as joint tenants with right of survivorship, by deed from Cumberland Builders, Inc., of record in Book 5011, page 140, dated March 17, 1976, said Register's Office. Laura E. Lawless having since died on or about May 18, 1995, leaving Will Lawless, Jr. and Will Lawless surviving tenants by the entireties. The said Will Lawless having since died on or about November 13, 1997, leaving Will Lawless, Jr. surviving tenant by the entireties. The said Will Lawless, Jr. having since died on or about May 24, 2014, leaving Samuel Lee Lawless, Executor of the Estate of Will Lawless, Jr. with full power to convey said property pursuant to the Will of Will Lawless, Jr. of record in Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 14p613.

This is improved property known as 755 Ringgold Drive, Nashville, TN 37207.

THIS IS THE SAME DESCRIPTION AS USED IN PREVIOUS DEED OF RECORD.

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, his heirs and assigns, forever and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. ; Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS my Hand This 1 day of 23rd, 2015.

THIS IS THE SAME DESCRIPTION AS USED IN PREVIOUS DEED OF RECORD

By: Executor of the
Estate of Will Lawless, Jr.

Samuel Lee Lawless
SAMUEL LEE LAWLESS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 23rd day of July, 2015, personally appeared before me, a Notary Public in and for County and State, the within named, **Samuel Lee Lawless, Executor of the Estate of Will Lawless, Jr., the** grantors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and notarial seal.

Notary Public

RONALD K. MEVIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires 11-6-17