# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160004051 DEEDWARR
Recvd: 01/15/16 13:45 2 pgs
Fees:13.00 Taxes:610.50
20160115-0004453

R-VRES-15-4207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Robert K. Butler** | new owner | |
| (NAME) | (NAME) | **061-11-0-006.00** |
| **935 E Trinity Ln.** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37207** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ESTATE OF BRENDA KAYE HOOD,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROBERT K. BUTLER, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 1 on the Plan of Phillips Subdivision of Lot 42 in McMahan's Subdivision, of record in Plat Book 2083, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point on the Northerly margin of McMahan Avenue, at the common corner of Lots 1 and 2; thence with the line between said lots Northerly 78.58 feet to a point; thence Easterly 186.79 feet to a concrete monument in the Westerly margin of Burrus Street; thence with the margin of the same, Southerly 48.2 feet to the beginning of a curve; thence along said curve, Southwesterly 39.27 feet to the Northerly margin of McMahan Avenue; thence with the margin of the same Westerly 111.04 feet to a concrete monument and continuing with the same, Westerly 35 feet to the beginning.

Being the same property conveyed to Hoyte L. Hood and wife, Beulah K. Hood by Warranty deed from Gary Dan Stinson and wife, Emily Litton Stinson of record in Book 5186, page 585, Register's Office for Davidson County, Tennessee, dated August 19, 1977 and recorded on August 19, 1977. The said Hoyte L. Hood having since died on 09-16-1999 leaving the said property to wife, Beulah K. Hood as tenant by the entirety. Beulah K. Hood having since died on 11-21-2001, leaving said property to Brenda Kaye Hood by Last Will and Testament as evidenced in Probate Docket #14P760 in Davidson County, Tennessee. The said Brenda Kaye Hood having since died on February 8, 2014. Said Richard Kimbro as Administrator of the Estate of Brenda Kaye Hood has the full power to sale and convey subject property without joinder of an beneficiary as set out in the Order Authorizing Sale of the Real Property of record in No. 14P762 in the Seventh Circuit Court for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 2083, Page 41, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2198, Page 127, amended in Book 2242, Page 373, in the Register's Office for Davidson County, Tennessee.
- Easement for water mains to City of Nashville, Waterworks Department of record in Book 2203, Page 597, in the Register's Office for Davidson County, Tennessee.
- Easement to Southern Bell Telephone and Telegraph Company of record in Book 2248, Page 637, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4207 Burrus Street , Nashville, Tennessee 37216-2133**.

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), their heirs and 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), 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 my/our hand(s) this the 12 DAY OF JANUARY, 2016.

Estate of Brenda Kaye Hood

BY: Richard P. Kimbro

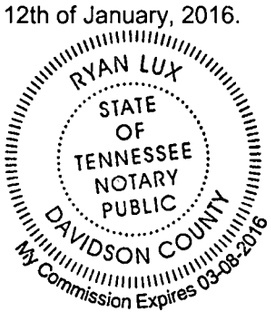
Richard Kimbro
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared RICHARD KIMBRO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the ADMINISTRATOR of ESTATE OF BRENDA KAYE HOOD, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as ADMINISTRATOR.

Witness my hand and official seal, this the 12th of January, 2016.

Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212