BILL GARRETT, Davidson County
Trans:T20160009121 DEEDWARR
Recvd: 02/02/16 15:35 2 pgs
Fees:13.00 Taxes:284.90
20160202-0010285

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $77,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of February, 2016.

Notary Public

My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kirtley Whittington	New Owner	
106B 38th Avenue North		081-07-0-444-00 (part of)
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EUGENE LOCKETT III, RACHELLE MURRAY AND DIONNE PAGE LOCKETT-COBB AS DEVISEES UNDER THE WILL OF JOYCE NORMAN LOCKETT, DECEASED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIRTLEY WHITTINGTON, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 43 on the Plan of Williams and Valentino's Subdivision of Lots 3 and 4 of the Woodard Plan of Lots of record in Plat Book 2, Page 3, in the Chancery Court, in the for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Joyce N. Lockett by Final Decree of Divorce deed from Eugene Lockett, Jr., of record in Book 7684, page 173, Register's Office for Davidson County, Tennessee and Docket No. 88D-433 in the Probate Court for said County, dated September 6, 1988 and recorded on October 21, 1988. The said Joyce N. Lockett died May 25, 2015, her estate having been probated of record in Docket No. 15P2009, in the Probate Court for Davison County, Tennessee, devising the subject property to the Devisees of the Estate of Joyce N. Lockett.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is unimproved property known as part of 1829 11th Avenue North, Nashville, TN 37208.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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/OUR HANDS EFFECTIVE AS OF THE 1st day of February, 2016.

Estate of Joyce Norman Lockett, Deceased

Eugene Lockett III, Executor and Devisee

Rachelle Murray, Devisee

Dionne Page Lockett-Cobb, Devisee, by John Horton, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eugene Lockett III, as the Executor and Devisee under the will of Joyce Norman Lockett, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of February, 2016.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rachelle Murray, as Devisee under the will of Joyce Norman Lockett, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of February, 2016.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of February, 2016, before me personally appeared John Horton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Dionne Page Lockett-Cobb, Devisee under the will of Joyce Norman Lockett, Deceased, as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Dionne Page Lockett-Cobb.

Witness my hand and seal this 1st day of February, 2016.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018