BILL GARRETT, Davidson County
Trans:T20160023430 DEEDWARR
Recvd: 03/22/16 15:29 2 pgs
Fees:13.00 Taxes:851.00
20160322-0027252

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $230,000.00 Affiant Subscribed and sworn to before me, this the 21st day of March, 2016. Notary Public My commission expires: 7-2-18

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:
Tyler Lisowski	F&M Bank	
1503 Wendell Avenue	50 Franklin Street	073-13-0-076.00
Nashville, TN 37206	Clarksville, TN 37040	

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, **VIRGINIA VAUGHN ROBERTSON AND REBECCA JO COTHRAN AS CO-EXECUTRIXES TO THE ESTATE OF EDNA A. HOOTEN, DECEASED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TYLER LISOWSKI, A SINGLE 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. 14 on the Plan of Dugger Heights No. Two of record in Plat Book 1424, Page 135, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 14 fronts 70 feet on the Easterly side of Wendell Avenue and runs back between lines, 247.5 feet on the North line and 146 feet on the South line to a dead line in the rear on which it measures 121.3 feet.

Being the same property conveyed to Robert T. Vaughn, Trustee by Quitclaim Deed from Marvin L. Hooten, Edna A. Hooten, Rebecca Jo Hooten and Virginia H. Vaughn of record in Book 9955, page 704, Register's Office for Davidson County, Tennessee, dated February 17, 1996 and recorded on February 23, 1996 and within the same deed the said Robert T. Vaughn, Trustee conveyed his interest in the subject property to Marvin L. Hooten and wife, Edna A. Hooten. The said Marvin L. Hooten died on January 1, 2001, leaving his wife, Edna A. Hooten, as the surviving tenant by the entirety.

The said Edna A. Hooten died on September 10, 2015, and by her Last Will and Testament admitted to Probate on October 15, 2015, as Docket Number 15P-1611, in the Seventh Circuit of Davidson County, Tennessee at Nashville, devised the subject property to her daughters, Virginia Vaughn Robertson and Rebecca Jo Cothran, and further appointed them as Co-Executrices of her estate.

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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 improved property known as 1503 Wendell Avenue, Nashville, TN 37206.

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 21st day of March, 2016.

Estate of Edna A. Hooten, Deceased

Virginia Vaughn Robertson, Co-Executrix Rebecca Jo Cothran, Co-Executrix

Virginia Vaughn Robertson, Co-Executrix Rebecca Jo Cothran, Co-Executrix

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 Virginia Vaughn Robertson and Rebecca Jo Cothran, as Co-Executrixes to the Estate of Edna A. Hooten, 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/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of March, 2016.

Notary Public

My Commission Expires: 7-2-18

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