BILL GARRETT, Davidson County
Trans:T20160070102 DEEDWARR
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20160812-0084189

File No. 2016064403

This instrument was prepared by Michael W. Dale of the law firm of Harvill Ross, PLLC, 107 North Third Street, Post Office Box 925, Clarksville, Tennessee 37041-0925.

MAIL TAX STATEMENTS TO:

Raymond Hewitt
103 Barry Drive
Madison, TN 37115

OWNER AND PROPERTY ADDRESS:

Raymond Hewitt
103 Barry Drive
Madison TN 37115

TERRI A. BRADFORD, ADMINISTRATRIX OF THE ESTATE OF MARY NELL CHESTER

TO: CASH WARRANTY DEED

RAYMOND HEWITT

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is acknowledged, **TERRI A. BRADFORD AS ADMINISTRATRIX OF THE ESTATE OF MARY NELL CHESTER** as **Grantor** and in this deed called the **"Grantor"**, has this day bargained and sold and do hereby transfer and convey unto **RAYMOND HEWITT**, **Grantee** and in this deed called the **"Grantee"**, in fee simple absolute, and unto **Grantee's** heirs and assigns forever, the following described real estate, together with any and all the improvements, appurtenances, estate, title and interest located on the real estate, situated in Davidson County, Tennessee, to-wit:

BEING LOT NO. 24, ON THE PLAN OF MORNINGSIDE HEIGHTS, SECTION 1, as shown by plat of record in Book 1130, Page 76, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This being the same real estate conveyed to Mary Chester by deed of record in Book 8396, Page 540, Register's Office for Davidson County, Tennessee. The said Mary Chester, also known as Mary Nell Chester died intestate on June 9, 2015. Terri A. Bradford was appointed Administratrix of the Estate of Mary Nell Chester pursuant to an Order in the Chancery Court for Montgomery County, Tennessee, bearing Case #MC-CH-CV-PB-15196. Pursuant to an Order in Case #161141 in the Circuit Court for Davidson County, Tennessee, the said Terri A. Bradford as Administratrix of the Estate of Mary Nell Chester was ordered to sell the subject real estate as described herein. The map, group and parcel number assigned to the above described real estate by the Assessor of Property for Davidson County, Tennessee is 51-12-0-011.00.

TO HAVE AND TO HOLD said real estate together with any and all improvements, appurtenances, estate, title and interest thereon unto **Grantee**, in fee simple absolute, and unto **Grantee's** heirs and assigns forever.

SUBJECT to (1) all terms, matters, restrictions and conditions as shown by recorded plat in Book 1130, Page 76, Register's Office for Davidson County, (2) all applicable zoning ordinances, (3) utility, sewer, drainage and other easements of record (4) all subdivisions, condominiums assessments, covenants, by-laws, restrictions, declarations and easements of record, (5) building restrictions and (6) other matters of public record, **GRANTOR COVENANTS** that Grantor is lawfully seized and possessed of said real estate; that **Grantor** has a good and lawful right to convey the same; that this real estate is unencumbered; and, that

Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE REAL ESTATE AD VALOREM TAXES for the current year are to be pro-rated between the parties.

IN WITNESS WHEREOF, Grantor has affixed **Grantor's** signature on this the 10th day of August, 2016.

GRANTOR:

Terri A Bradford as Adminstratrix of the Estate of Mary Nell Chester

Terri A. Bradford as Adminstratrix of the Estate of Mary Nell Chester

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Terri A. Bradford as Administratrix of the Estate of Mary Nell Chester, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained on this 10 day of August, 2016.

Michael W. Dale
NOTARY PUBLIC **SEAL**

My Commission Expires: 1/16/2018

MICHAEL W. DALE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

As required by Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being **Grantee, Grantee's** agent or a trustee acting for **Grantee**, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$115,000.00.**

Raymond Hewitt
AFFIANT

SWORN AND SUBSCRIBED TO before me on this the 10 day of August, 2016.

Michael W. Dale
NOTARY PUBLIC **SEAL**

Commission expires: 1/16/2018

MICHAEL W. DALE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY