WARRANTY DEED



State of Tennessee
County of Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of January, 2017

Notary Public

MY COMMISSION EXPIRES: 5-20-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hurt Properties, LLC	New Owner	09105023700
(NAME)	(NAME)	
514 W Tigrett St		
(ADDRESS)	(ADDRESS)	
Halls, TN 38040		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

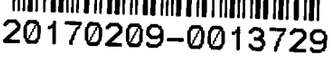
For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Tommy Wilson, Ada Crawford, Barbara Emerton, Judy Jones, Debbie Humphreys, Robbie Wilson, Cynthia Ann Wilson, James Wilson Jr, Frankie Wilson, Joshua Wilson, Diane Wilson, Johnny Wilson Jr., Ronica Lancaster, Marty Potts, Kenny Potts, Tommy Potts, John Thomas Rutland, Calvin Jay Rutland, and Charles Robert Rutland Sr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hurt Properties, LLC,** hereinafter called the GRANTEES, 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. 30 on the Plan of Mosswood Heights, Section 2, as of record in Book 4175, Page 155, Register's Office for said County.
Said Lot No. 30 fronts 51.0 feet along the northerly margin of Nashua Avenue and extends back 122.0 feet along the easterly line 76.4 feet along the westerly line; thence 49.8 feet northeasterly to a dead line in the rear, measuring 31.0 feet thereon.

Being the same property conveyed to Daisy M. Wilson, by deed of record in Instrument No. 20020325-0036111 , Register's Office for Davidson County, Tennessee. The said Daisy M. Wilson having since died. The said Daisy M. Wilson was not married at the time of her death and she died intestate and leaving as her sole heirs at law her ten children, Tommy Wilson, Ada Crawford, Barbara Emerton, Judy Jones, Debbie Humphreys, Robbie Wilson, James Elmer Wilson died intestate leaving his wife Cynthia Ann Wilson and three children, James Wilson,Jr, Franklin Wilson and Joshua Wilson, John Allen Wilson died intestate leaving his wife Diane Wilson and one child Johnny Wilson, Jr, Willie Martin Potts, Jr died intestate and unmarried leaving his four children, Ronica Lancaster, Marty Potts, Kenny Potts and Tommy Potts, Cora Louise Rutland died intestate and unmarried leaving her three children John Thomas Rutland, Calvin Jay Rutland and Charles Robert Rutland, Jr. Reference heirship affidavit recorded simultaneously herewith in Instrument No. 20170209-0013727

This instrument is executed on behalf of Ada Crawford, Barbara Emerton, Judy Jones, Debbie Humphreys, Robbie Wilson, Cynthia Ann Wilson, James Wilson, Jr. Frankie Wilson, Diane Wilson, Johnny Wilson, Jr., Ronica Lancaster, Marty Potts, Kenny Potts, Tommy Potts, John Thomas Rutland, Calvin jay Rutland and Charles Robert Rutland, Sr. by Tommy Wilson as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument NO. 20170209-0013728 , in the Register's Office for Davidson County, Tennessee

BILL GARRETT, Davidson County
Trans:T20170012057 DEEDWARR
Recvd: 02/09/17 12:03 3 pgs
Fees:18.00 Taxes:555.00



20170209-0013729

unimproved ☐

This is improved ☑ property, known as 6122 Nashua Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 10th day of January, 2017.

Tommy Wilson

Ada Crawford

Ada Crawford by

Barbara Emerton

Judy Jones

Barbara Emerton by

Judy Jones by

Robbie Wilson

Debbie Humphreys

Robbie Wilson by

Debbie Humphreys by

Cynthia Ann Wilson

James Wilson, Jr.

Cynthia Ann Wilson by

James Wilson Jr. by

Franklin Wilson

Joshua Wilson

Franklin Wilson by

Joshua Wilson by

Diane Wilson

Johnny Wilson, Jr.

Diane Wilson by

Johnny Wilson Jr

Ronica Lancaster

Marty Potts

Ronica Lancaster by

Marty Potts by

Kenny Potts

Tommy Potts

Kenny Potts by

Tommy Potts by

John Thomas Rutland

Calvin Jay Rutland

John Thomas Rutland by

Calvin Jay Rutland by

Charles Robert Rutland, Sr.

Charles Robert Rutland Sr

by

by

State of Tennessee
County of Wilson

Personally appeared before me Tommy Wilson with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of January, 2017.

Notary Public
My Commission Expires: _____

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

STATE OF TENNESSEE
COUNTY OF Wilson

On this the 10th day of January, 2017, before me personally appeared Tommy Wilson, the person who executed the foregoing instrument on behalf of Ada Crawford, Barbara Emerton, Judy Jones, Debbie Humphreys, Robbie Wilson, Cynthia Ann Wilson, James Wilson, Jr. , Franklin Wilson, Joshua Wilson, Diane Wilson, Johnny Wilson, Jr., Ronica Lancaster, Marty Potts, Kenny Potts, Tommy Potts, John Tomas Rutland, Calvin Jay Rutland, and Charles Robert Rutland, Sr. and acknowledged that he executed the same as the free act and deed of the said Ada Crawford, Barbara Emerton, Judy Jones, Debbie Humphreys, Robbie Wilson, Cynthia Ann Wilson, James Wilson, Jr. , Franklin Wilson, Joshua Wilson, Diane Wilson, Johnny Wilson, Jr., Ronica Lancaster, Marty Potts, Kenny Potts, Tommy Potts, John Tomas Rutland, Calvin Jay Rutland, and Charles Robert Rutland, Sr., through Power of Attorney granted him by the said Ada Crawford, Barbara Emerton, Judy Jones, Debbie Humphreys, Robbie Wilson, Cynthia Ann Wilson, James Wilson, Jr. , Franklin Wilson, Joshua Wilson, Diane Wilson, Johnny Wilson, Jr., Ronica Lancaster, Marty Potts, Kenny Potts, Tommy Potts, John Tomas Rutland, Calvin Jay Rutland, and Charles Robert Rutland, Sr

Notary Public

commission expires:

File No.: 11709

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018