Box#14
G#29376-3

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $300,000.00. Affiant Subscribed and sworn to before me, this the 9th day of February, 2017. Notary Public My commission expires: 7.3.2017 (AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

BILL GARRETT, Davidson County
Trans:T20170012303 DEEDWARR
Recvd: 02/10/17 08:24 2 pgs
Fees:13.00 Taxes:1110.00
20170210-0013929

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James Hockaday Sarah Hockaday	"New Owner"	Map 130-16-0-031.00
4533 Carlton Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Mary Gates Tygret, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Hockaday and wife, Sarah Hockaday

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.13, on the Plan of Cherry Acres Subdivision, of record in Plat Book 2083, Page 35, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Robert A. Gates and wife, Jane F. Gates (a/k/a Jane S. Gates), by Deed dated November 1, 1955 from Garvin R. Harper and wife Eula Faye Harper, of record in Book 2483, Page 385, Register's Office for Davidson County, Tennessee.

THE said Jane S. Gates and Robert A. Gates having Quitclaimed to Beverly Jane Gates, Mary Gates Tygret, Kathy Gates and Robert A. Gates, Jr., as tenants in common, reserving a joint life estate in said property until death of the surviving grantor, without any liability for waste, with full power and authority in them or the survivor of them to sell, convey, mortgage, lease or otherwise dispose of the property described in fee absolute during their lives, without joinder by any remainderman and to keep any and all proceeds derived there from, pursuant to T.C.A. 66-1-106, by Quitclaim Deed, dated December 22, 2000, of record in Instrument No. 2010103-0001060, Register's Office for Davidson County, Tennessee.

BY Quitclaim deed dated January 8, 2002, recorded on January 11, 2002, of record in Instrument No. 20020111-0005124, subject property was conveyed to Jane S. Gates and Robert A. Gates, with rights of survivorship between them, a 99.5% interest, and Beverly Jane Gates, Mary Gates Tygret, Kathy Gates and Robert A. Gates, Jr., with rights of survivorship as between them, a 0.5% interest. The said Robert A. Gates and Jane S. Gates have since died with Jane predeceasing Robert A. Gates. By Affidavit of Heirship recorded in Instrument No. 20100524-0040027 in the Register's Office for Davidson County, Tennessee; Beverly Jane Gates, Mary Gates Tygret, Kathryn Elizabeth Gates (a/k/a Kathy Gates) and Robert A. Gates, Jr. were established as the heirs at law of Robert A. Gates. The said Beverly Jane Gates, Kathryn Elizabeth Gates, and Robert A. Gates Jr., and individually as the heirs at law of Jane S. Gates and Robert A. Gates have Quitclaimed to Mary Gates Tygert, by Quitclaimed Deed, dated May 21, 2010, of record in Instrument No. 20100524-0040028 , Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 2083, Page 35, said Register's Office for Davidson County, Tennessee;
2) Taxes for the current year which have been prorated and paid by the Grantor, herein and subsequent years not yet due and payable.

Box#14
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This is Improved (_X___) Unimproved (____) property, known as **4533 Carlton Drive, Nashville, TN 37215**

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 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 hand(s) this **9th** day of **February, 2017.**

Mary G. Tygret

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mary Gates Tygret,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **February, 2017.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires: 07·03·2017