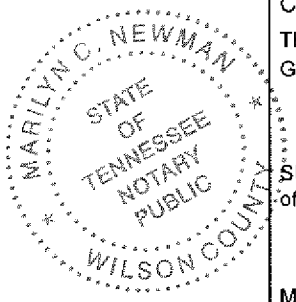
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

James Hathcock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2017.

Marilyn C Newman
Notary Public

MY COMMISSION EXPIRES: 08-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Hathcock	Pinnacle Bank	09606014300
(NAME)	(NAME)	
2816 Hastings Road	6525 Quail Hollow Road, Suite 300	Davidson County DEEDWARR Recvd: 02/27/17 10:04 3 pgs Fees:18.00 Taxes:499.50 **20170227-0019130**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jeffrey Wayne Myers and Gregory Clay Myers**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **James Hathcock, single man**, hereinafter called the GRANTEE(S), his heirs and/or 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 all of Lot 52 on the Plan of Donelson Heights, of record in Plat Book 1424, Page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William D. Myers and wife, Marie J. Myers by Warranty Deed from Sam F. Coleman and wife, Darthea T. Coleman, dated 10/01/1950 and recorded 10/13/1950, of record in Book 1906, Page 485, in the Register's Office for Davidson County, Tennessee. The said William D. Myers died on 06/21/2013, leaving the said Marie J. Myers the sole surviving tenant by the entirety. The said Marie J. Myers died intestate on 06/26/2016, leaving the said Jeffrey Wayne Myers and Gregory Clay Myers The Heirs at Law or Devisees under any probated Will of Marie J. Myers, deceased as her sole heirs at law as evidenced in Affidavit of Heirship being filed simultaneously herewith.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 1424, Page 35; Covenants, conditions, easements and restrictions of record in Book 1334, Page 453; Covenants, conditions, easements and restrictions of record in Book 1537, Page 481, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2818 Hastings Road, Nashville, TN 37214
(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 GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 our hands this 23rd day of February, 2017.

Jeffrey Wayne Myers

Gregory Clay Myers

State of Tennessee
County of Wilson

Personally appeared before me Jeffrey Wayne Myers and Gregory Clay Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of February, 2017.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

