WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 288,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2017

Notary Public:

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Michael Brandon Mauldin	NEW OWNER	Parcel ID:
4409 Dakota Ave.	4409 Dakota Ave.	09115012200
Nashville, TN 37209	Nashville, TN 37209	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Joseph Patrick Mogan, Executor under the Will of Mary Patricia O'Mara Hightower aka Mary Patricia Hightower

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Michael Brandon Mauldin and Emily Jane Kitos, both unmarried, as tenants in common with right of* 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:

*survivorship

LAND in Davidson County, Tennessee, being part of Block No. 12 on t he Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for Davidson County as follows:

BEGINNING on the easterly margin of 53rd Avenue North, formerly 12th Street, 135 feet south of the southerly margin of Elkins Avenue; thence with the easterly margin of 53rd Avenue North, southwardly 45 feet to the northerly margin of an alley; thence with said alley, eastwardly 120 feet; thence northwardly 45 feet; thence westwardly and parallel with Elkins Avenue 120 feet to the beginning.

Being the same property conveyed to Patricia O'Mara Hightower and spouse, Joseph Vaulx Hightower, by deed from James W. Johnson and Julia Bringle Johnson of record in Book 9016, Page 402, said Register's Office, dated July 15, 1993. The said Joseph Vaulx Hightower died in May 30, 2005, and title vested in Patricia O'Mara Hightower as surviving tenant by the entirety. The said Patricia O'Mara Hightower died testate on October 22, 2016. The Grantor herein executes this instrument as Executor of the Estate of Mary Patricia O'Mara Hightower pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 16P1813.

Mary Patricia O'Mara Hightower, Patricia O'Mara Hightower and Mary Patricia Hightower being one and the same person.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 421, Page 18, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 306 53rd Ave. North, Nashville, TN 37209

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.

BILL GARRETT, Davidson County
Trans:T20170077361 DEEDWARR
Recvd: 09/05/17 10:39 2 pgs
Fees:13.00 Taxes:1065.60
20170905-0090853

Witness my hand this 1st day of September, 2017.

Joseph Patrick Mogan, Executor under the
Will of Mary Patricia O'Mara Hightower aka
Mary Patricia Hightower

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Patrick Mogan, Executor of the Estate of Mary Patricia O'Mara Hightower aka Mary Patricia Hightower with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Executor of the Estate of Mary Patricia O'Mara Hightower aka Mary Patricia Hightower and as such Executor, he is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of September, 2017.

My Commission Expires: 5/5/20

Notary Public

