This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# U22-2

ADDRESS NEW OWNER:
David Hibdon
792 Trousdale Ferry Pike
Lebanon, TN 37087

SEND TAX BILL TO:
Owner

MORTGAGEE:

Bill Garrett Davidson County
Batch# 1411 DEEDWARR
09/15/2017 03:08:30 PM 4 pgs
Fees: $23.00 Taxes: $453.88
20170915-0094755

MAP **12400014100**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charlene Sue Griffin, individually and as Executrix of the Estate of Willard W. Adams, Belinda Louise Mills and Dorothy Alene Reed** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **David Hibdon and wife, Michelle Hibdon**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 2 of the Willard W. Adams Property, of record in Instrument No. 20170804-0079660, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being a part of the same property conveyed to Willard W. Adams and wife, Letha Pryor Adams by deed from Gertrude Jenkins and Marie Jenkins Smith dated August 17, 1962 and of record in Deed Book 3429, page 631, Register's Office for Davidson County, Tennessee. Letha Pryor Adams died on March 16, 2006, leaving Willard W. Adams as the surviving tenant by the entirety. Willard W. Adams died on January 2, 2015. Charlene Sue Griffin is the executrix of his estate and is authorized to convey the property pursuant to his will, of record in Case No. 15P132, Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Charlene Sue Griffin, individually, Belinda Louise Mills and Dorothy Alene Reed, the devisees of the said will, join in the execution of this deed to convey any interest that they may have in the property.

This is unimproved property known as Granny Wright Lane, Hermitage, Tennessee 37076. Possession is to be given on September 5, 2017. The 2017 property taxes have been settled and shall be paid by the Grantor when due.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

WITNESS our hands this the 5th day of September, 2017.

Charlene Sue Griffin, Executrix of the Estate of Willard W. Adams & individually, +as

Belinda Louise Mills

Dorothy Alene Reed

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Charlene Sue Griffin, Executrix of the Estate of Willard W. Adams**, the bargainor, 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.

& individually, +as

WITNESS my hand and official seal at office this 12th day of September, 2017.

NOTARY PUBLIC

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2.4.20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Belinda Louise Mills**, the bargainor, 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 office this 7 day of September, 2017.

NOTARY PUBLIC

ROBERT EVANS LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 12-10-17

STATE OF TENNESSEE)
COUNTY OF Fayette)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dorothy Alene Reed,** the bargainor, 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 office this 8 day of September, 2017.

HOLLIE N. HOLLAND STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF FAYETTE

Hollie Holland
NOTARY PUBLIC

My Commission Expires: May 27, 2020

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $122,670.00.

Janice Singleton
AFFIANT

Subscribed and sworn to before me on this 5th day of September, 2017.

Theresa J. Wigginton
NOTARY PUBLIC

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires:

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 2-4-20

