BOX 10-A

WARRANTY DEED

Bill Garrett Davidson County
Batch# 60159 DEEDWARR
02/20/2018 09:39:07 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20180220-0015708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF February, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eldridge Kendall Hayes and Randall Austin Rogers	New Owner	
(NAME)	(NAME)	
1335 Otter Creek Road		14510002600
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **WAYNE ROGER HUCABY, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELDRIDGE KENDALL HAYES, MARRIED AND RANDALL AUSTIN ROGERS, MARRIED, AS TENANTS IN COMMON,** 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. 125, on the Plan of Tyne Valley Estates, Section 8, as of record in Book 3500, Page 148, Register's Office for Davidson County, Tennessee.

Said Lot No. 125 fronts 200 feet on the Southerly side of Otter Creek Road, and extends back between parallel lines, 327.5 feet to a dead line.

Being the same property conveyed by Warranty Deed from Austin L. Luckett, Jr., and wife Kathleen Mc. Luckett to Ralph L. Hucaby and wife Marion C. Hucaby, as recorded on the 20th day of November, 1972 in Deed Book 4656, Page 778, in the Register's Office of Davidson County, Tennessee. Marion C. Hucaby died on October 17, 2005 leaving Ralph L. Hucaby as sole surviving Tenant by the Entirety. Ralph L. Hucaby aka Ralph Lyndon Hucaby died testate on December 28,2005. Under the Will and First Codicil to Will, Wayne Roger Hucaby was appointed to serve as Executor of the Estate of Ralph Lyndon Hucaby, under Docket No. 06P75, in the Seventh Circuit Court of Davidson County, Tennessee. Debra Hucaby was appointed Co-Executor of the Estate pursuant to Order entered on August 29, 2008.

Being the same property conveyed by Executor's Quitclaim Deed from Wayne Roger Hucaby, Executor of the Last Will and Testament of Ralph Lyndon Hucaby and Debra Hucaby, Co-Executor of the Estate of Ralph Lyndon Hucaby to Wayne Roger Hucaby, as recorded on the 8th day of April, 2016 in Instrument No. 20160408-0034068, said Register's Office, pursuant to the aforesaid Will of Ralph L. Hucaby under Article VII, 7.8 and Article VI.

This was never the principal place of residence for the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 1331 Otter Creek Road, Nashville, TN 37215
(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 hand this 16TH day of FEBRUARY, 2018

Wayne Roger Hucaby

WAYNE ROGER HUCABY

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 Wayne Roger Hucaby, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of February, 2018.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018