WARRANTY DEED

Bill Garrett Davidson County
Batch# 64908 DEEDWARR
03/05/2018 08:53:26 AM 2 pgs
Fees: $13.00 Taxes: $499.50
20180305-0020227

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF March, 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
Jeremy D. Lyell	New Owner	
(NAME)	(NAME)	86-9 -24
3377 Lakeside Place		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **HERBERT BRADLEY HEWELL AND ROBERT L. HEWELL, CO-EXECUTORS OF THE ESTATE OF CHARLENE S. HEWELL,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEREMY D. LYELL,** 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. 20 on the plan of Section Three, Lakeside Woods Estates, as shown by plat and survey of record in Plat Book 7900, page 218, 219 and 220, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to Herbert Hewell and wife, Charlene Hewell by Deed from Billy J. Pegg, Jr. and wife, Kristin S. Pegg dated March 31, 1998 of record in Book 10874, page 759, said Register's Office. Herbert Hewell died on April 6, 2009 leaving Charlene Hewell as sole surviving Tenant by the Entirety. Charlene Hewell aka Charlene S. Hewell died February 21, 2017, leaving a Last Will and Testament that was probated under Docket No. 17P781 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under Article III of the aforesaid Will, Robert L. Hewell and Herbert Hewell were appointed to serve as Co-Executors of the Estate, with full power and authority to sell, transfer and convey the real property, which includes the subject property.

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.

unimproved
This is improved x property, known as 3316 Dockside, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO: **BOX 10-A**
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
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, 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 2 day of March, 2018

ESTATE OF CHARLENE HEWELL

BY: _____

HERBERT BRADLEY HEWELL, CO-EXECUTOR

BY: _____

ROBERT L. HEWELL, CO-EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Herbert Bradley Hewell and Robert L. Hewell with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Executors of The Estate of Charlene Hewell, and who further acknowledged that they are authorized to execute the within instrument as Co-Executors.

Witness my hand and official seal at Nashville, Tennessee this 2 day of March, 2018.

Commission expires:

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

_____
Notary Public