Karen Y Johnson Davidson County
Batch# 140797 **DEEDWARR**
09/14/2018 10:15:02 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20180914-0091373

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Fayette

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Subscribed and sworn to before me, this 12TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-4-2021

(AFFIX SEAL)

ROSEMARIE FIERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FAYETTE
COMM. EXP. OCT. 04, 2021

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Burkett Homes, Inc.	Burkett Homes, Inc. NEW OWNER (NAME)	
P.O. Box 2282 (ADDRESS)	P. O. Box 2282 (ADDRESS)	094-02-0-113.00
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	Hendersonville, TN 38075 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Estate of Nina Faye Northcutt, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Burkett Homes, Inc., hereinafter called the Grantees, their heirs and assigns, that 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. 120 ON THE PLAN OF UNITED ELECTRIC RAILWAY COMPANY'S ADDITION, AS OF RECORD IN BOOK 161, PAGE 8, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 120 FRONTS 50 FEET ON THE NORTHERLY SIDE OF EAST SIDE, FORMERLY ASHWORTH, AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT C. MITCHELL AND WIFE, VIOLA MITCHELL, BY WARRANTY DEED FROM MINNIE EDWARDS BEASLEY, A WIDOW, OF RECORD IN BOOK 1309, PAGE 101, DEVISED TO NINA FAY NORTHCUTT AS TO A 50% INTEREST, AND TERRY LEE NORTHCUTT AS TO A 50% INTEREST, BY THE WILL OF VIOLA MITCHELL, OF RECORD IN WILL BOOK 153, PAGE 696, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE. TERRY L. NORTHCUTT AND WIFE PATRICIA NORTHCUTT SUBSEQUENTLY CONVEYED THEIR 50% INTEREST TO MORRIS LEVINE BY WARRANTY DEED OF RECORD IN BOOK 8160, PAGE 622, SAID REGISTER'S OFFICE. MORRIS LEVINE SUBSEQUENTLY DIED TESTATE ON DECEMBER 4, 2001. BY ORDER OF THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, CASE 01P1971, THE WILL OF MORRIS LEVINE WAS ADMITTED TO PROBATE, AND GAY LEVINE EISEN WAS APPOINTED EXECUTRIX OF THE ESTATE OF MORRIS LEVINE AND WAS GRANTED AND HAS THE FULL AUTHORITY AND POWER TO SELL, TRANSFER AND CONVEY REAL PROPERTY. GAY LEVINE EISEN, AS EXECUTRIX OF THE ESTATE OF MORRIS LEVINE, CONVEYED HIS 50% INTEREST TO NINA FAY NORTHCUTT BY A QUITCLAIM DEED, OF RECORD AS INSTRUMENT 20130628-0067120, SAID REGISTER'S OFFICE. NINA FAYE NORTHCUTT SUBSEQUENTLY DIED, UNMARRIED AND TESTATE ON APRIL 17, 2018. BY ORDER OF THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, CASE 18P-946, ENTERED JUNE 7, 2018 HER WILL WAS ADMITTED TO PROBATE AND CHASTA ELIZABETH BREWER APPOINTED ADMINISTRATOR CTA. BY SUBSEQUENT ORDER ENTERED SEPTEMBER 10, 2018, AND REGISTERED SIMULTANEOUSLY HEREWITH AS INSTRUMENT NO 20180914-0091372, SAID COURT DECLARED THE ESTATE TO BE INSOLVENT WITHOUT RESORT TO THE REALTY, DIVESTED THE WITHIN PROPERTY FROM THE HEIRS AND DEVISEE IN FAVOR OF THE ESTATE OF NINA FAY NORTHCUTT, AND ORDERED CHASTA ELIZABETH BREWER, AS ADMINISTRATOR CTA, TO CONVEY THE WITHIN PROPERTY AND TO EXECUTE THIS DEED OF CONVEYANCE. TERRY NORTHCUTT, TERRY L. NORTHCUTT, AND TERRY LEE NORTHCUTT ARE THE SAME PERSON. NINA FAYE NORTHCUTT AND NINA FAY NORTHCUTT ARE THE SAME PERSOI

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1805 Eastside Avenue, Nashville, TN 37206

WARRANTY DEED
(Continued)

(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/our hand(s) this 12th day of September, 2018.

Estate of Nina Faye Northcutt

BY: Chasta Elizabeth Brewer
Chasta Elizabeth Brewer, Administrator CTA

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 Chasta Elizabeth Brewer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Administrator CTA for the Estate of, Nina Faye Northcutt, deceased, and in their capacity as such Administrator CTA acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 12th day of September, 2018.

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/9/2021

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

Return to: CloseTRAK, LLC, 3159 Highway 64, Suite 300, Eads, TN. 38028 (901) 333-1358