Karen Y Johnson Davidson County
Batch# 181424 DEEDWARR
01/08/2019 09:55:13 AM 2 pgs
Fees: $13.00 Taxes: $379.25
20190108-0001939

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of January, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-2151

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Derek Earl Nuckols (NAME)	HomeBridge Financial Services, Inc. DBA Real Estate Mortgage Network (NAME)	029-00-0-153
5818 Eatons Creek Road (STREET ADDRESS)	1611 North Jackson Street, Post Office Box 1210 (STREET ADDRESS)	
Nashville, TN 37080 (CITY) (STATE) (ZIP)	Tullahoma, TN 37388 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Sue Massey Holland and Annette Poirrier, Co-Executors of The Estate of Melvin M. Massey**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Derek Earl Nuckols, an unmarried man**, 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 the 14"" Civil District Davidson County, Tennessee, described as follows:

BEGINNING in the center of Eaton's Creek Road, the northeast corner of a tract of land conveyed to Gus Aita by JR. Arrington by deed of record in Book 1132, page 110, Register's Office for said County, and the northwest corner of a tract of land owned by Casper Aita thence South 3 deg. West 919 feet to Casper Aita's southwest corner; thence with his south line, South 87 deg. East 236 feet to a stake on a hillside; thence North 3 deg. East 919 feet to the center of said Road; thence with center of same, North 87 deg. West 236 feet to the beginning, containing 5 acres.

BEING the same property conveyed to Melvin M. Massey and wife Greta Massey from Leo Aita, unmarried man, by installment Deed dated November 14, 1945, in Book 1336. Page 325, in the Register's Office for Davidson County, Tennessee.

The said Greta Massey having since died on June 8, 2011, leaving Melvin M. Massey as surviving tenant by the entirety. Melvin M. Massey having since died on April 20, 2016. Sue Massey Holland and Annette Massey Poirrier having been appointed as personal representatives of the estate as probated in the Seventh Circuit Court for Davidson County,Tennessee, Probate Division, No. 16P-1957 by virtue of Petition to Sell Real Estate and Agreed Order to Sell Real Estate, entered January 11, 2018.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as 5818 Eatons Creek Road, Nashville, TN 37080.

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. Whenever 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 2nd day of January, 2019.

The Estate of Melvin M. Massey

By: Sue Massey Holland
Sue Massey Holland, Co-Executors

By: Annette Poirrier
Annette Poirrier, Co-Executors

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of January, 2019, before me personally appeared Sue Massey Holland and Annette Poirrier, Co-Executorss of The Estate of Melvin M. Massey, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 2nd day of January, 2019.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066