Karen Johnson Davidson County
Batch# 247710 DEEDWARR
06/24/2019 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20190624-0060879

WARRANTY DEED

VICKI DUTTON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/25/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RK Junior Contracting Services LLC	RK Junior Contracting Services LLC	070-07-0-024.00
(NAME)	(NAME)	
555 Marriott Dr., Ste. 315	555 Marriott Dr., Ste. 315	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Rose Marie Waffird, Executrix for The Estate of Hilary Hood, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto RK Junior Contracting Services LLC, hereinafter called the GRANTEE(S), his/her/their 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 parts of Lots 25 and 26 on the map of J.S. Spurlock's Lands, not of record described according to Survey made by John Kohl dated 10/15/1969 described as follows:

Beginning at a point in the center of Old Buena Vista Pike , at a point 160 feet more or less from the Northerly margin of Alice Street; thence westwardly 220 feet, more or less, to a point on the Easterly line of Lot No. 24; thence with said Easterly line of Lot No. 24 Northwardly 60 feet to a point on said Easterly line of Lot No. 24 , thence Eastwardly 200 feet, more or less, to the center of said Buena Vista Pike; thence Southwardly with the center of Old Buena Vista Pike 60 feet to the point of Beginning.

Being the same property conveyed to Hilary Hood and Wife Mary K. Hood by Warranty Deed from Alex V. Barnhill and wife Betty Barnhill dated 11/03/1969 in Book 4377, Page 601 Register's Office of Davidson County, Tennessee.

The said Mary K. Hood died on August 19, 2016 leaving Hilary Hood as the sole surviving tenant by the entirety.

The said Hilary Hood died testate on August 18, 2018, as evidenced by his Last Will & Testament filed for record in The Circuit Courts Clerks Office of Davidson County, Tennessee (Probate Division) Docket No. 18P1669. Rose Marie Waffird is expressly directed and authorized by said will to carry out this conveyance in her capacity as Executrix of the estate.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 944 Youngs Lane, Nashville, TN 37207

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 19th day of June, 2019.

The Estate of Hilary Hood

x Rose Marie Waffird, Executrix

By: Rose Marie Waffird, Executrix

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rose Marie Waffird, the Executrix for the estate of Hilary Hood, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of June, 2019.

Notary Public:
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

201906240060879

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

JANET L ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2018