Karen Johnson Davidson County
Batch# 299494 DEEDWARR
10/11/2019 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20191011-0104229

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 5, 2021

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Financial, LLC (NAME)	New owner at (NAME)	084-04-0-024.00
7703 N. Lamar Blvd (ADDRESS)	owners address (ADDRESS)	
#205 (ADDRESS)		
Austin, TX 78752 (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, **Dottie Elaine Nix, Michael Ray Hester, Steven Lang Hester, and Dottie Nix, Executrix of The Estate of Wilbur Ray Hester**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Financial, LLC**, a Texas Limited Liability Company, HEREINAFTER CALLED THE GRANTEE, ITS 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(s) 10, as shown on the map entitled McGavock Heights, Section Three, of record in Plat Book 2330,Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Being the same property conveyed to George L. Younglof and wife, Dorothy B. Younglof, by deed from Herbert Leigh Helms, unmarried, of record in Book 2991, Page 629, dated October 30, 1959, said Register's Office. George L. Younglof having since died on or about December 16, 1990, leaving Dorothy B. Younglof as surviving tenant by the entirety.

Dorothy B. Younglof also known as Dorothy Hester Younglof died testate on or about March 17, 1999. See Last Will and Testament of Dorothy Hester Younglof in Instrument No. 20010321-0027146, said Register's Office and Heirship Affidavit of record in Instrument No. 201910110104228 dated 10/9/19. Her sole heir being her son Wilbur Ray Hester.

Wilbur Ray Hester died testate on April 3, 2019 and his will has been probated at Docket No 19P789 in the Probate Court of Davidson County, TN. His heirs at law are Dottie Elaine Nix, Steven Lang Hester and Michael Ray Hester.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, 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 2701 Crestdale Dr. Nashville, TN 37214
(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 9th day of October, 2019.

Dottie Elaine Nix

Steven Lang Hester

Dottie Nix, Executrix of The Estate of Wilbur Ray Hester

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Dottie Elaine Nix, Steven Lang Hester, Dottie Nix, Executrix,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of October, 2019.

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

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 9th day of October, 2019.

Michael Ray Hester

STATE OF COLORADO
COUNTY OF El Paso

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Michael Ray Hester**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of October, 2019.

Notary Public

My Commission Expires: Mar. 13, 2020

MARY IVANOV McPHEE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114008573
MY COMMISSION EXPIRES MARCH 13, 2020

Certificate of Authenticity

I, Venikka Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Veni kka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021