WARRANTY DEED

Karen Johnson Davidson County
Batch# 304859 DEEDWARR
10/23/2019 12:01:30 PM 7 pgs
Fees: $38.00 Taxes: $1,665.00
20191023-0108733

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2019

Notary Public

MY COMMISSION EXPIRES:

(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
Donna J. Hysmith	New Owner	
(NAME)	(NAME)	
1013 Graybar Lane		11813002400
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **We Clarice Dorothy Hailey Falconer and Robert Benjamin Hailey and Kathryn Hailey Petersen and Heather Anne Hailey and Randolph Graves Hailey**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Donna J. Hysmith, a single person** 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:

Tract I:

Land in Davidson County, Tennessee, being all of Lot No. 23 and the easterly part of Unit "C" of Lot No. 40, on the MAP OF SECTION ONE - ORIENTAL GOLF CLUB SUBDIVISION, as shown on plat of record in Book 1424, Page 10, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the southerly margin of Graybar Lane, 455.1 feet West of 10th Avenue, South, being the common corner of Lots Nos. 23 and 24; thence with the line between said lots southerly 171.6 feet to a point; thence westerly 77.1 feet to a point, in the line between Unites "B" and "C" of Lot No. 40 thence northerly 172.5 feet to the southerly margin of Graybar Lane, being the common corner of Lots Nos. 22 and 23; thence with the line of Graybar Lane, easterly 75 feet to the point of beginning.

Being the same property conveyed to Robert W. Hailey, and wife Kathryn B. Hailey by Deed from J. Douglas Wright and Wife, Willimae Wright, dated 8/7/1941 and recorded 8/14/1941, of record in Bood 1195, Page 379, Register's Office for Davidson County, Tennessee. Robert W. Hailey having died on 01/13/1963 vesting the property in Kathryn B. Hailey, the surviving tenant by entirety. Kathryn B. Hailey having died Testate on 01/05/1985 vesting the property in Robert William Hailey, Jr., Clarice Dorothy Hailey Falconer and David Orren Hailey pursuant to her last will and testament, docket number 76249, in deed book 150, page 483. Robert William Hailey, Jr., died intestate on 4/16/2005 vesting the property in Jo Ann Hailey, Robert Benjamin Hailey, Kathryn Hailey Petersen, Heather Anne Hailey and Randolph Graves Hailey his sole heirs at law as evidenced by the Affidavit of Heirship being recorded simultaneously herewith. David Orren Hailey having died on 7/12/2019 vesting the property in Clarice Dorothy Hailey Falconer, Jo Ann Hailey, Robert Benjamin Hailey, Kathryn Hailey

Petersen, Heather Anne Hailey and Randolph Graves Hailey his sole heirs at law as evidenced by the Affidavit of Heirship being recorded simultaneously herewith.

Tract II:

Land in Davidson County, Tennessee, being a part of the easterly parts of Lots Nos. 39 and 40, on the MAP OF SECTION ONE - ORIENTAL GOLF CLUB SUBDIVISION, as shown on plat of record in Book 1424, Page 10, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the line between Lots Nos. 39 and 24, 8 feet north of the common corner of Lots Nos. 34 and 38; thence northerly along the westerly line of Lot No. 24 and along the easterly line of Lots Nos. 39 and 40, 117 feet to a point; thence westerly 77.5 feet more or less to a point which is 150 feet east of the easterly margin of a 50-foot unnamed roadway; thence southerly, parallel to the west line of Lot No. 24, 117 feet to a point which is 8 feet north of the line between Lots Nos. 38 and 39; thence easterly parallel to said line, 75 feet to the point of beginning.

Being the same property conveyed to Robert W. Hailey, and wife Kathryn B. Hailey by Deed from John W. Hagewood, an unmarried man dated 5/15/1947 and recorded 6/2/1947 of record in Book 1490, Page 335, Register's Office for Davidson County, Tennessee. Robert W. Hailey having died on 01/13/1963 vesting the property in Kathryn B. Hailey, the surviving tenant by entirety. Kathryn B. Hailey having died Testate on 01/05/1985 vesting the property in Robert William Hailey, Jr., Clarice Dorothy Hailey Falconer and David Orren Hailey pursuant to her last will and testament, docket number 76249, in deed book 150, page 483. Robert William Hailey, Jr., died intestate on 4/16/2005 vesting the property in Jo Ann Hailey, Robert Benjamin Hailey, Kathryn Hailey Petersen, Heather Anne Hailey and Randolph Graves Hailey his sole heirs at law as evidenced by the Affidavit of Heirship being recorded simultaneously herewith. David Orren Hailey having died on 7/12/2019 vesting the property in Clarice Dorothy Hailey Falconer, Jo Ann Hailey, Robert Benjamin Hailey, Kathryn Hailey Petersen, Heather Anne Hailey and Randolph Graves Hailey his sole heirs at law as evidenced by the Affidavit of Heirship being recorded simultaneously herewith.

The said Robert W. Hailey died on 01/13/1963, leaving the said Kathryn B. Hailey as the sole surviving tenant by the entirety.

The said Kathryn B. Hailey died testate on 01/05/1985, leaving the said Robert William Hailey, Jr., Clarice Dorothy Hailey Falconer, and David Orren Hailey as her sole heirs at law as evidenced in Affidavit of Heirship being filed simultaneously herewith.

The said Robert William Hailey, Jr., died intestate on 4/16/2005, leaving the said Jo Ann Hailey, Robert Benjamin Hailey, Kathryn Hailey Petersen, Heather Anne Hailey, and Randolph Graves Hailey as his sole heirs at law as evidenced in Affidavit of Heirship being filed simultaneously herewith.

The said David Orren Hailey died intestate on 07/12/2019, leaving the said Clarice Dorothy Hailey Falconer, Jo Ann Hailey, Robert Benjamin Hailey, Kathryn Hailey Petersen, Heather Anne Hailey and Randolph Grave Hailey, as his heirs at law as evidenced in Affidavit of Heirship being filed simultaneously herewith.

Being the same property conveyed to Clarice Dorothy Hailey Falconer, Robert Benjamin Hailey, Kathryn Hailey Petersen, Heather Anne Hailey and Randolph Grave Hailey by Quit Claim deed from Jo Ann Hailey recorded in Instrument Number _____, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 1424, Page 10, in the Register's Office for Davidson County, Tennessee.

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 ☒ 1013 Graybar Lane, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 17th day of October, 2019.

Clarice Dorothy Hailey Falconer

Clarice Dorothy Hailey Falconer

Robert Benjamin Hailey

Kathryn Hailey Petersen

Heather Ann Hailey

Randolph Graves Hailey

State of North Carolina
County of Brunswick

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarice Dorothy Hailey Falconer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of October, 2019.

Pamela B. Bruton

Notary Public:
My Commission Expires: 08/05/2020

PAMELA B BRUTON
Notary Public
Brunswick County
North Carolina
My Commission Expires Aug 5, 2020

State of _____
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Benjamin Hailey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of October, 2019.

Notary Public:
My Commission Expires: _____

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 17 day of October, 2019.

Clarice Dorothy Hailey Falconer

Robert Benjamin Hailey

Kathryn Hailey Petersen

Heather Ann Hailey

Randolph Graves Hailey

State of _____
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarice Dorothy Hailey Falconer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of October, 2019.

Notary Public:
My Commission Expires: _____

State of Oregon
County of Deschutes

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Benjamin Hailey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of October, 2019.

Valerie Kim Pharr

Notary Public:
My Commission Expires: 1/13/20

OFFICIAL STAMP
VALERIE KIM PHARR
NOTARY PUBLIC - OREGON
COMMISSION NO. 946233A
MY COMMISSION EXPIRES JANUARY 13, 2020

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 _____ day of October, 2019.

_____
Clarice Dorothy Hailey

_____
Robert Benjamin Hailey

Kathryn Hailey Petersen
_____
Kathryn Hailey Petersen

Heather Anne Hailey
_____
Heather Anne Hailey

_____
Randolph Graves Hailey

State of _____
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarice Dorothy Hailey Falconer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of October, 2019.

_____
Notary Public:
My Commission Expires: _____

State of _____
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Benjamin Hailey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of October, 2019.

_____

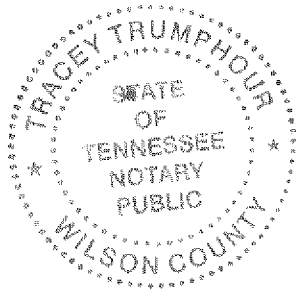
Notary Public:
My Commission Expires: _____

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Kathryn Hailey Petersen, Heather Anne Hailey, and Randolph Graves Hailey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of October, 2019.

Tracey Trumphour
Notary Public:
My Commission Expires: 3.17.21



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATON

I, Jill Simmons, 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 WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained

Notary Public

My Commission Expires: 9-16-2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY