WARRANTY | DEED (AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Floyd Hochstetler and wife, Millie Ruth Hochstetler	Planters Bank, Inc	4
	(NAME)	
8188 Whites Creek Pike (ADDRESS)	325 Commerce Street (ADDRESS)	004-00-0-087.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Estate of Margaret Kirkcaldy Hargeaves, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Floyd Hochstetler and wife, Millie Ruth Hochstetler, 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. 3 on the Plan of Robert Waller Property of record in Plat Book 4460, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Margaret K. Hargreaves, a married woman by Warranty deed from James R. Watts and wife, Gaye Watts of record in Book 10531, page 688, Register's Office for Davidson County, Tennessee. Margaret K. Hargreaves died unmarried and intestate, on May 18, 2019. By order entered March 20, 2020, in the matter of the Estate of Margaret Kirkcaldy Hargreaves, deceased, case 19-P-969, the Seventh Circuit Court for Davidson County, Tennessee brought the within property into the estate for administration and ordered Sheila Barker, Administratrix to execute the within conveyance.

Margaret K. Hargreaves and Margaret Kirkcaldy Hargreaves are the same person.

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

unimproved ( )
This is improved (X) property, known as 8188 Whites Creek Pike, Joelton, TN 37080
(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 27th day of March, 2020.

Estate of Margaret Kirkcaldy Hargreaves

BY: Sheila P Barker
Sheila Barker, Administratrix

STATE OF ONTARIO

Karen Johnson Davidson County
Batch# 378912 DEEDWARR
03/30/2020 08:33:40 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20200330-0033668

WARRANTY DEED
(Continued)

COUNTY OF CANADA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sheila Baker, Administratrix for the Estate of Margaret Kirkcaldy Hargreaves the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of March, 2020.

SIGNATURE AFFIXED BY MANULIFE SECURITIES INCORPORATED

Notary Public

ISIDRO FARAH CFP.

My Commission Expires: 03/31/2021

(SEAL)

RETURN TO:
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 27th day of March, 2020.

Notary Public

MY COMMISSION EXPIRES: 1.3.23

Leslie Walsh
State of Tennessee Notary Public
Davidson County