File No. 50144

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Sherry L. Pettit
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-22-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherry L. Pettit	SunTrust Mortgage, Inc.	19-052.08-0-037.00
(NAME)	(NAME)	
1212 Blackfoot Court	201 Fourth Ave N/7th Floor	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37219	
(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, Johnny William Fields and Frances Marie Fields, Co-Executors of the Estate of Reba Earlene Farley, deceased, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sherry L. Pettit, a married woman, 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:

BEING Lot No. 51, on the Plan of Sequoia Valley Subdivision, of record in Plat Book 4495, page 515, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to R. E. Fields a/k/a Reba Fields a/k/a Reba Farley, by Codicil to Will of Edward O. Davenport, Case No. 67079, Probate Court for Davidson County, Tennessee. Reba Farley having conveyed a life estate interest to Robert E. Farley by instrument of record in Book 9639, page 722, Register's Office for Davidson County, Tennessee. Robert E. Farley having since died on January 23, 1996. Reba Farley having since died testate on December 31, 2004. Johnny William Fields and Frances Marie Fields, Co-Executors of the Estate of Reba Earlene Farley execute this instrument pursuant to terms of Last Will and Testament of Reba Earlene Farley, of record in Volume 5759/1768784, Probate Court Clerk's Office for Davidson County, Tennessee, admitted for probate in the Probate Court for Davidson County, Tennessee, Docket No. 05P-92.

R. E. Fields, Reba Fields, Reba Farley and Reba Earlene Farley being one and the same person.

Subject to restrictions of record in Book 4047, page 877, said Register's Office.

Subject to an easement of record in Book 3700, page 114, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1212 Blackfoot Court, Madison, TN 37115
(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 25th day of March, 2005.

Davidson County DEEDWARR
Recvd: 03/31/05 09:34 2 pgs
Fees:13.00 Taxes:499.50

20050331-0034875

Estate of Reba Earlene Farley, deceased

By: Johnny William Fields
Johnny William Fields, Co-Executor

By: Frances Marie Fields
Frances Marie Fields, Co-Executor

File No. 50144
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnny William Fields and Frances Marie Fields, Co-Executors of the Estate of Reba Earlene Farley, deceased, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of March, 2005.

Commission expires:

11-22-08



Notary Public