File No. 280600529

20B

WARRANTY DEED

D. ANNETTE MAPLES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$40,000.00**

Robert Quillen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2008.

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: 12-1-10
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/07/08 14:07 2 pgs
Fees:13.00 Taxes:148.00
20080707-0069846

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Sidwell, Barrett & Welch, PC
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Quillen	SAME AS NEW OWNER	Map 30 Parcel 182
(NAME)	(NAME)	
4710 Whites Creek Pike		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(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, **Robert Quillen, Ronnie Quillen, Fred Quillen, Donnie Quillen, Pam Dickens and Sandra Moses, Heirs-at-law of The Estate of Mary Jo Quillen, Deceased, and Pam Dickens as Administrator of the Estate of Mary Jo Quillen, Deceased,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Robert Quillen**, hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

LAND in the 14th Civil District of Davidson County, Tennessee, being Lot No. 6 on the Division of the H. Eugene Martin Land of record in Plat Book 5200, Page 796, Register's Office for Davidson County, Tennessee; and

SAID Lot No. 6 fronts 150 feet on the Southwesterly margin of White's Creek Pike and runs back between parallel lines 1472 feet to a line in the rear, the common border with Lot No. 4, measuring 150 feet thereon, containing 5.01 acres, more or less.

BEING the same property conveyed to Fred Howard Quillen, Jr. and wife, Mary Jo Quillen by Warranty Deed dated April 27, 1982 and recorded April 29, 1982, from H. Eugene Martin and wife, Virginia C. Martin, of record in Book 5878, Page 704, Register's Office for Davidson County, Tennessee. And by Quitclaim Deed, Deed of Correction of record in Book 8805, Page 277, Register's Office for Davidson County, Tennessee. The said Fred Howard Quillen, Jr. having since died on February 19, 2002, predeceasing Mary Jo Quillin, whom has since died, intestate, on July 10, 2006. By Application for Letters of Administration, Probate No. 06P-1590, in the Seventh Circuit Court for Davidson County, Tennessee, the Heirs at law are, Robert Quillen, Ronnie Quillen, Fred Quillen, Donnie Quillen, Pam Dickens and Sandra Moses. Being the same property conveyed to Robert Quillen, Pamela Dickens, Fred Quillen, Donnie Quillen, Sandra Kay Moses and Ronnie Quillen by Quitclaim Deed of record by Instrument No. 20080701-0069841 in the Register's Office for Davidson Co., TN*

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

Pam Dickens executed this instrument on behalf of Fred Quillen, Ronnie Quillen, Donnie Quillen and Sandra Moses Pursuant to the Specific Power of Attorney's which is being placed of record by Instrument No. 20080707-0069842, 20080707-0069843, 20080707-0069844 and 20080707-0069845 in the Register's Office for Davidson County, Tennessee.

***And by Affidavit of Heirship of record by Instrument No. 20080707-0069840 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 ☐ property, known as **4716 Whites Creek Pike, 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 heirs and 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 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 our hands this 1st day of July, 2008.

Heirs-At-Law:

Fred Quillen by Pam Dickens Atty in fact
Fred Quillen By Pam Dickens, Attorney-in-fact

Ronnie Quillen by Pam Dickens Atty in fact
Ronnie Quillen by Pam Dickens, Attorney-in-fact

Donnie Quillen by Pam Dickens Atty in fact
Donnie Quillen by Pam Dickens, Attorney-in-fact

Sandra Moses by Pam Dickens Atty in fact
Sandra Moses by Pam Dickens, Attorney-in-fact

Estate of Mary Jo Quillen, Deceased

By: Pam Dickens Administrator
Pam Dickens, Administrator

By Pam Dickens Heir at Law
Pam Dickens, Heir-at-law

By: Robert Quillen Heir-at-Law
Robert Quillen, Heir-at-law

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 Pam Dickens and Robert Quillen 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 they executed the within instrument for the purposes therein contained.

Witness my hand at office this 1st day of July, 2008.

Commission expires: 12-1-10

D. ANNETTE MAPLES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

D. Annette Maples
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Pam Dickens, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact, pursuant to Power of Attorney's of record in Instrument Nos. 20080107-0009842, 20080107-0009843, 20080107-0009844 and 20080107-0009845 in the Registers Office for Davidson County, Tennessee, the **Attorney-in-Fact** of Fred Quillen, Ronnie Quillen, Donnie Quillen and Sandra Moses (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this the 1st day of July, 2008.

My Commission Expires:. 12-1-10

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D. Annette Maples
, Notary Public.

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 Pam Dickens as Administrator of the Estate of Mary Jo Quillen, Deceased, 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 as Administrator of the Estate of Mary Jo Quillen, Deceased executed the within instrument for the purposes therein contained.

D. Annette Maples
Notary Public

My Commission Expires: 12-1-10

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