03

Fidelity Title

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Rachelle Caudell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2010.

Diane K. Mann
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02-11-2013

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bethany M. Rabelhofer	FIFTH THIRD MORTGAGE COMPANY	
(NAME)	(NAME)	
2710 Noonan Drive	5001 KINGSLEY DRIVE 1MOCBQ	83-15-67
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	CINCINNATI, OH 45227	
(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, **ALBERT A. THWEATT, SR., EXECUTOR OF THE ESTATE OF MARIE M. GISH, DECEASED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BETHANY M. RABELHOFER, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Fortland Park, Section I, Addition I, of record in Book 2854, Page 68, Registers Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Virge H. Gish, Jr. and wife, Marie M. Gish by deed from S.D. Harrison Company, Inc., a Tennessee Corporation, dated October 30, 1959, recorded November 5, 1959, of record in Book 2992, page 472, Register's Office for Davidson County, Tennessee. Virge H. Gish, Jr. having since died. Marie M. Gish, unmarried, subsequently died testate on July 12, 2010 and by Last Will and Testament of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 10P-1150, appointed Albert A. Thweatt, Sr. as her Executor, directing him to sell her real property. Albert A. Thweatt, Sr. and Albert A. Thweatt being one and the same person.

This conveyance is subject to (a) 2010 real property taxes; and (b) all matters appearing on the plan of record in Book 2854, page 68, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2710 Noonan Drive, Nashville, TN 37206

(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.

BILL GARRETT, Davidson County
Trans:T20100058605 DEEDWARR
Recvd: 09/17/10 10:30 2 pgs
Fees:13.00 Taxes:481.00
20100917-0074108

Witness my hand this 15th day of September, 2010.

Albert A. Thweatt, Sr., Executor

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 Albert A. Thweatt, Sr., Executor, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of September, 2010.

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires MAR. 4, 2013