BILL GARRETT, Davidson County
Trans:T20100081858 DEEDWARR
Recvd: 12/29/10 14:09 2 pgs
Fees:13.00 Taxes:236.80
20101229-0103485

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
William Fairman
953 Wonderland Pass
Hermitage, TN 37076

MORTGAGEE
NONE

SEND TAX BILLS
New Owner

MAP-PARCEL:
119-16-0-052.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Judy B. Reed and Herbert Clouse, Executors for the Estate of Robbie Louise Baldwin Mielke,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William Fairman, married,** 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. 129 on the Map of Battlewood Subdivision, Section II, as of record in Book 1835, Pages 95 and 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 129 is described as beginning at a point in the southerly margin of Wildview Drive at the common corner of Lots 129 and 147, thence with the margin of said Drive, along a slight curve, northwestwardly 96.53 feet to the beginning of a curve, thence with said curve, westwardly 35.08 feet to a point in the easterly margin of Devon Lane, thence with the margin of said Lane southwestwardly along a slight curve, 148.71 feet to a point and continuing with said Lane southwardly 65.03 feet to a point, thence eastwardly 162.19 feet to the common southerly corner of Lots Nos. 129 and 147, thence with the line between said lots northwardly 154.64 feet to the point of beginning.

Being the same property conveyed to H. M. Baldwin and wife, Robbie Louise Baldwin by deed of record in Book 2141, page 10, Register's Office for Davidson County, Tennessee. The said H. M. Baldwin died leaving the said Robbie Louise Baldwin as the surviving tenant by the entirety. The said Robbie Louise Baldwin married Leonard Mielke and that marriage ended in divorce. Robbie Louise Baldwin Mielke died March 8, 2009, and the property is conveyed by the Executors pursuant to the terms of her Last Will and Testament as of record in the Probate Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 1494, Page 513; Book 2022, page 400; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 1835, Page 95 and 96, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **721 Wildview Drive Nashville, TN 37211.**

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 our hands this 23rd day of December, 2010.

Judy B. Reed, Executor

The Estate of Robbie Louise Baldwin Mielke
BY: Judy B. Reed, Executor

Herbert Clouse, Executor

The Estate of Robbie Louise Baldwin Mielke
BY: Herbert Clouse, Executor

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Judy B. Reed and Herbert Clouse, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the Executors of the Estate of Robbie Louise Baldwin Mielke and that they as such Executors executed the within instrument for the purposes therein contained on behalf of the Estate of Robbie Louise Baldwin Mielke.

Witness my hand and official seal this 23rd day of December, 2010.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $64,000.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of December, 2010.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12