WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110004517 DEEDWARR
Recvd: 01/24/11 10:12 2 pgs
Fees: 13.00 Taxes: 873.20
20110124-0006361

Carolyn M. Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **14th** day of **January, 2011.**

Carolyn M Holmes
Notary Public

MY COMMISSION EXPIRES: 6/3/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryant K. Green and Sonya C. Borton	Bank of America, N.A.	17205001100
(NAME) 5005 Marc Drive	(NAME) 840 Crescent Center Dr. #460	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Robert Lee Foster, Executor of The Estate of Walter David Draughon, Jr., deceased**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Bryant K. Green, unmarried, and Sonya C. Borton, 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. 11 on the Plan of Section Two Harvard Estates, as of record in Plat Book 4675, page 61, Register's Office for said County, to which plan reference is made for a complete description.

Being the same property conveyed to Wallter David Draughon, Jr. and wife, Carolyn K. Draughon by Warranty Deed from Glenn A. Smith and wife, Evelyn N. Smith, dated March 23, 1992 and recorded in Book 8582, page 883, Register's Office for Davidson County, Tennessee. The said Carolyn K. Draughon having predeceased Walter David Draughon, Jr. on December 18, 2006 and subject property vested in Walter David Draughon Jr., as the surviving tenant by the entirety. The said Walter David Draughon Jr., having since died testate, on May 29, 2010. Pursuant to his Last Will and Testament, the said Walter David Draughon, Jr. appoints Robert Lee Foster, as Executor of his Estate, with the authority to sell subject property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 5005 Marc 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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 **14th** day of **January, 2011.**

The Estate of Walter David Draughon, Jr., deceased

Robert Lee Foster, Jr. Executor

Robert Lee Foster, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Lee Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of The Estate of Walter David Draughon, Jr., deceased, and is authorized to execute the instrument on behalf of The Estate of Walter David Draughon, Jr., deceased, the within named bargainor, and that he as such Executor, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of January, 2011.

Notary Public

My Commission Expires: 3/18/14

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY