BILL GARRETT, Davidson County
Trans:T20110060562 DEEDWARR
Recvd: 09/29/11 10:28 2 pgs
Fees:13.00 Taxes:3219.00
20110929-0075440

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $870,000.00

Abigail Marie Frossard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Thomas Sprouse	Franklin American Mortgage Co.	Map 145-3
(NAME) 1129 Overton Lea Road	(NAME) 501 Corporate Centre Drive, Ste 400	Parcel 63
(ADDRESS) Nashville, TN 37220	(ADDRESS) Franklin, TN 37067	
(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, **ROBERT LEE WHITAKER, JR., AND GLENDA WHITAKER JORDAN, CO-EXECUTORS OF THE ESTATE OF GLENDA PIPKIN WHITAKER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES THOMAS SPROUSE AND ABIGAIL MARIE FROSSARD,** 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. 1 on the Plan of Lealand Manor, 7th Addition, of record in Plat Book 2083, page 24, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert L. Whitaker and wife, Glenda Pipkin Whitaker, by deed dated December 7, 1967 from Ollie K. Barrick of record in Book 4195, page 755, said Register's Office. Robert L. Whitaker conveyed his interest in said property to Glenda Pipkin Whitaker by Quitclaim Deed of record in Instrument No. 20031007-0148736, said Register's Office. Glenda Pipkin Whitkare has since died. Robert Lee Whitaker, Jr. and Glenda Whitaker Jordan are the Co-Executors of the Will of Glenda Pipkin Whitaker (Probated April 7, 2009, Docket No. 09P-519) with full power to sell this real estate.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Book 2083, page 24, said Register's Office; and (c) restrictive covenants of record in Book 1108, page 460, Book 1181, page 20 and Book 2298, page 60, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1129 Overton Lea Road, Nashville, Tennessee 37220
(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 our hands this 26th day of September, 2011.

Robert Lee Whitaker, Jr. Co-Executor
Robert Lee Whitaker, Jr., Co-Executor

Glenda Whitaker Jordan, Co-Executrix
Glenda Whitaker Jordan, Co-Executrix

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Glenda Whitaker Jordan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Co-Executor of the Estate of Glenda Pipkin Whitaker and executed the within instrument as such Co-Executor.

Witness my hand and official seal at Nashville, Tennessee this 27 day of September, 2011.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

J. Gregory Hardeman
Notary Public

STATE OF TENNESSEE

COUNTY OF Knox

Before me, the undersigned notary public of ~~Davidson~~ Knox County, Tennessee, personally appeared Robert Lee Whitaker, Jr., 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, and who further acknowledged that he is a Co-Executor of the Estate of Glenda Pipkin Whitaker and executed the within instrument as such Co-Executor.

Witness my hand and official seal at Knoxville (City), Tennessee this 26th day of September, 2011.

Commission expires:

TERRY MASSEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX
MY COMMISSION EXPIRES: 03/08/2015

Terry Massey
Notary Public