WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110069282 DEEDWARR
Recvd: 11/03/11 13:27 3 pgs
Fees:18.00 Taxes:377.40
20111103-0085844

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-29-2011

(AFFIX SEAL)

DARLENE EDWARDS NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon A. Gammon	First State Bank	033-0-A-27.00
(NAME) **27 Rolling Meadows Drive**	(NAME) 7114 Hwy 70S Ste 105	
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.:

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we/ I, The Estate of Sandra L. James by Co-Executors namley Mark James and Gregory James and heirs Mark James and Gregory James** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sharon A. Gammon, unmarried** hereinafter called the GRANTEE, **his/her** 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. 27 on the Plan of Rolling Meadows Phase I - Section II-A of record in Plat Book 6250, Page 964, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sandra L. James by Warranty Deed from Beatrice M. Hays, a widow, of record n Book 7604, page 379, in the Register's Office for Davidson County, Tennessee. The said Sandra L. James having since died on 11-13--2010 , her estate being administered through Davidson County Probate file #c 11P-18 ,

This is property known as : 27 Rolling Meadows Drive , Goodlettsville, TN 37072

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved
This is improved X

27 Rolling Meadows Drive, Goodlettsville, TN 37072

(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, his/her heirs and assigns forever; and we/I do covenant with the said GRANTEE that we/I 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

Witness our hands this 28th day of October, 2011

Estate of Sandra L James By:
Gregory James, co-executor

Estate of Sandra L. James By : Mark James , Co-Executor

Estate of Sandra L James By: Gregory James, Co - Executor

Gregory James

Mark James

Gregory James

STATE OF Michigan
COUNTY OF Oakland

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gregory James with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself/ herself to be the Co-Executor of the Estate of Sandra L. James, the within named bargainor, and that he / she as such Co-Executor of the Estate of Sandra L. James, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of October, 2011

My Commission Expires:
July 13, 2012

Notary Public

MELISSA A. RYAN
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Jul 13, 2012
ACTING IN COUNTY OF Oakland

STATE OF Michigan
COUNTY OF Oakland

On this 28th day of October, 2011, before me personally appeared Gregory James to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the same to be his/her/their free act and deed. Witness my hand and official seal.

Notary Public

My Commission Expires: July 13, 2012

MELISSA A. RYAN
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Jul 13, 2012
ACTING IN COUNTY OF Oakland

Witness our hands this 28th day of October, 2011

Estate of Sandra L. James, Mark James, Coexecutor

Estate of Sandra L. James By : Mark James , Co-Executor

Mark James

Estate of Sandra L. James By: Gregory James, Co - Executor

Gregory James

STATE OF Pa
COUNTY OF montgomery

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mark James with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself/ herself to be the Co-executor, Estate of Sandra L. James, the within named bargainor, and that he / she as such Co-executor, Estate of Sandra L. James, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of October, 2011.

My Commission Expires:
4/13/2014

James R. Gibbons
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JAMES R. GIBBONS, Notary Public
Lower Providence Twp., Montgomery County
My Commission Expires April 13, 2014

STATE OF _____
COUNTY OF _____

On this 28th day of October, 2011, before me personally appeared _____ to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the same to be his/her/their free act and deed. Witness my hand and official seal.

_____
Notary Public

My Commission Expires: