WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/21/11 15:43 2 pgs
Fees:13.00 Taxes:240.50
20111221-0099861

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.
$65,000.00.

Affiant

Subscribed and sworn to before me this 21st day of December, 2011.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
623 Templewood Court Trust	SAME	096-11-0-073.00
P.O. Box 791		
Joelton, TN 37081		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Terri L. Bryan, as Executrix of the Estate of Kenneth Arnold Hilley**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee of the 623 Templewood Court Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 800 on the plan of Cloverhill Subdivision, Section 10, of record in Book 2331, page 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 800 fronts 70.3 feet on the easterly side of Templewood Court, and extends back 190.9 feet on the northerly side and 201.6 feet on the southerly side, to a dead line in the rear on which ot measures 111.6 feet.

Being the same property conveyed to Kenneth A. Hilley, by deed from Carol June Hilley (*nee* Hailey), on September 23, 2009, of record in Instrument Number 20091015009560l, Register's Office for Davidson County, Tennessee. The said Kenneth Hilley died testate on November 3, 2009, and his Last Will and testament was admitted to probate by the Probate Court of Davidson County, Tennnessee on January 26, 2011 at Cause NO. 11P-169. Terri L. Bryan qualified as Executrix of the Estate of Kenneth Arnold Hilley on February 2, 2011 and does hereby execute this deed pursuant to the authority granted to her as per the aforesaid will.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2331, page 57, Register's Office Davidson County, Tennessee.

This is improved property known as: **623 Templewood Court, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 21, 2011.

The Estate of Kenneth Arnold Hilley

Terri L Bryan

by Terri L. Bryan, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Terri L. Bryan, as Executrix of the Estate of Kenneth Arnold Hilley** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 21, 2011

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY