STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May, 2012.

Notary Public
MY COMMISSION EXPIRES: 5-17-15
File No. 12-4218D

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-8165

SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Minnie E. Hart, unmarried (NAME)	(NAME) New Owner	33-4-A-79 CO
79 Rolling Meadows Drive (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120034211 DEEDWARR
Recvd: 05/09/12 11:12 2 pgs
Fees:13.00 Taxes:327.45
20120509-0040131

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 HEREBYACKNOWLEDGED, WE, **George Henry Sprague, III, Executor for The Estate of George Henry Sprague, Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Minnie E. Hart, 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. 79 on the plan of ROLLING MEADOWS TOWNHOMES, PHASE ONE, SECTION ELEVEN, as shown by plat of record in Plat Book 9700, Page 183, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to George Henry Sprague, unmarried from Regions Morgan Keegan Trust, Successor by Mergers of First American National Bank, Trustee Under Will of J.O. Covington, by Special Warranty Deed dated July 31, 2009, as Instrument No. 20090806-0074066, in the Register's Office for Davidson County, Tennessee.

The said George Henry Sprague, Jr. died testate on January 10, 2012.
Pursuant to the Last Will and Testament as filed in the Probate Court Clerk's Office for Davidson County, Tennessee, Case No. 12P97, said Last Will and Testament duly authorized and empowered the said George Henry Sprague, III as Executor and therefore having the authority to sell the aforementioned property.

George Henry Sprague and George Henry Sprague, Jr. being one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 6593, page 194; Book 6726, Page 18; Book 6926, Page 472; Book 6966, Page 497; Book 6980, Page 188; Book 7138, Page 352; Book 7408, Page 733; Book 8049, Page 711; Book 9319, Page 100; Book 9557, Page 25; Book 9566, Page 369; and Book 9675, Page 386, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 9700, page 183, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in Book 6595, Page 734 and Book 8052, Page 513, Register's Office for Davidson County, Tennessee.

4. Common Area conveyed to HOA as recorded in Instrument No. 200401070002792, Register's Office for Davidson County, Tennessee.

5. Easement for public utilities and drainage as recorded in Instrument No. 200210250130769, Register's Office for Davidson County, Tennessee.

6. Transmission Line Easement as recorded in Book 3248, page 58, Register's Office for Davidson County, Tennessee.

7. Sanitary Sewer Easement as recorded in Book 5818, page 658, Register's Office for Davidson County, Tennessee.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 79 Rolling Meadows Drive, Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 4th day of May, 2012.

ESTATE OF GEORGE HENRY SPRAGUE, JR.

By: X _____ EXEC
George Henry Sprague, III, Executor

May 04, 2012
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named George Henry Sprague, III, Executor for Estate of George Henry Sprague, Jr., with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of May, 2012.

My Commission Expires: 3/31/14

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066