Return To:
MHC[illegible]Firm
1804 Wi[illegible]. Ste 201
Brent[illegible]7027
C[illegible]

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 31st day of May, 2012.

Notary Public

My commission expires: 2-19-13

(Notary Stamp)

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120041261 DEEDWARR
Recvd: 06/05/12 11:13 2 pgs
Fees:13.00 Taxes:814.00
20120605-0048875

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bobbie M. Langley	**New Owner**	**MAP/PARCEL161-09-0-040.00**
5500 Thalman Drive		
Brentwood, TN 37027		

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 ACKNOWLEDGE, WE,

Leigh M. Workman, Executrix of the Estate of Sarah Nell Mays

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

Bobbie M. Langley, 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 14 on the Plan of Granberry Heights, Section Four, of record in Book 5060, Page 125, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert L. Mays and wife, Sarah Nell Mays by Warranty Deed from Thomas Bryan Hinton and wife, Kristi H. Hinton, of record in Book 11523, page 658, dated June 7, 1999, Register's Office for Davidson County, Tennessee. Robert L. Mays predeceased Sarah Nell Mays and Sarah Nell Mays has since died. Per Article IV of the Last Will and Testament of Sarah Nell Mays of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 12P-299, the decedent, pursuant to T.C.A. 31-2-103, directed that any interest in real property owned by her at the time of her death be administered as part of her estate subject to the control of her Executrix with full power to grant, bargain, sell, convey, lease, encumber, manage and otherwise deal in any lawful manner with said real property at any time during the administration of the estate, in the sole discretion of the Executrix without the approval or joinder of any beneficiary.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 5060, Page 125, Register's Office for DAVIDSON County, Tennessee.
Restrictive Covenants of record in Book 5728, Page 971,Register's Office for DAVIDSON County, Tennessee.
Easement for ingress and egress of record in Book 4035, Page 208, Register's Office for DAVIDSON County, Tennessee. Driveway Easement of record in Book 10431, Page 531, and amended in Book 11523, Page 657, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5500 Thalman Drive, Brentwood, TN 37027.

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 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 my/our hand(s) this 31st day of May, 2012.

Estate of Sarah Nell Mays

Leigh M. Workman, Executrix
By: Leigh M. Workman, Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Leigh M. Workman, Executrix of the Estate of Sarah Nell Mays, probate case No. 12P299 in the probate court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 31st day of May, 2012.

My commission expires: 2-19-13

A. Scott Hubbard
Notary Public

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **120450SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027