# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120043060 DEEDWARR
Recvd: 06/11/12 15:30 7 pgs
Fees:38.00 Taxes:377.40

20120611-0051061

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Dale a Hallett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-18-12

(AFFIX SEAL)

BRUCE N. OLDHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 695 President Place, Ste 202, Smyrna, TN 37167

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Dale A. Hallett | SAME | 01812000800 |
| (NAME) | (NAME) | |
| 234 Swift Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jerry W. Britt, an Unmarried Man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Dale A. Hallett**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 46, on the plan of CONNELL ESTATES, Section 2, of record in Plat Book 2900, Page 130, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Norma B. Britt aka Norma I. Britt an unmarried woman and Jerry W. Britt, an unmarried man, as joint tenants with survivorship by QuitClaim Deed from Norma B. Britt, an unmarried woman and Jerry W. Britt, an unmarried man, dated 01/30/2001 and filed for record on 01/31/2001 in Instrument Number 20010131-0009506, Register's Office for Davidson County, Tennessee. **The said William D. Britt died testate on August 11, 2000 leaving his 1/2 interest to Jerry W. Britt and a life estate to Norma B. Britt as evidenced by Affidavit of Heirship and Last Will and Testament filed for record in Instrument Number 20000926-0095111, Register's Office for said County. Said Will was not admitted to Probate. The said Norma B. Britt, a/k/a Norma I. Britt died testate on August 9, 2007 canceling the life estate owned by Norma L. Britt and vesting the property in Jerry W. Britt, her devisee under the Last Will and Testament dated January 30, 2001 and attached hereto as Exhibit A. See Affidavit of Heirship recorded in Instrument Number** 20120611-0051060 **, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 3180, page 73, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 234 Swift 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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 31st day of May, 2012.

Jerry W Britt by Robert Reeder as Attorney-in-Fact

Jerry W. Britt by Robert Reeder as Attorney-in-Fact

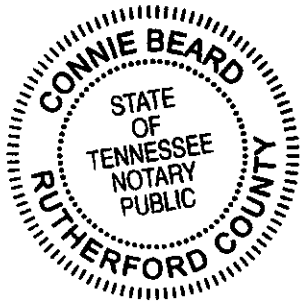
State of Tennessee
County of Rutherford

On this 31st day of May, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Robert Reeder**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the **attorney-in-fact of Jerry W. Britt**, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument Number 20120611-0051059, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 31st day of May, 2012.

Connie Beard

Notary Public
My Commission Expires: 6-17-13




**RETURN TO:**
**Stewart Title Company Tennessee Division**
**695 President Place, Ste 202**
**Smyrna, TN 37167**

EXHIBIT A

# Last Will and Testament

OF

NORMA B. BRITT

I, NORMA B. BRITT, a/k/a NORMA I. BRITT, a citizen and resident of Davidson County, Tennessee, being of sound mind and disposing memory, do make, publish and declare this to be my Last Will and Testament, hereby revoking any prior Wills or Codicils hereto made by me.

## ITEM I

## PAYMENT OF DEBTS, TAXES AND COSTS OF ADMINISTRATION

I direct that all of my just debts, funeral expenses, the cost of administration of my estate and any taxes owing by me at the time of my death be paid as soon as practicable after my death from my general estate. I further direct my Executor or Executrix to pay out of my general estate as an expense of administration, all estate, inheritance, succession, and other taxes which may be assessed against my estate or any of the beneficiaries thereof by reason of my death, without apportionment or proration among the several legatees and devisees.

## ITEM II

## EXECUTOR/EXECUTRIX

I hereby nominate and appoint my son, JERRY W. BRITT, as Executor under this my Last Will and Testament. In the event JERRY W. BRITT is unable to serve, unwilling to serve, or later declines to serve for any reason, I then nominate and appoint CAROL ROBERTS as Executrix under this my Last Will and Testament, if my domicile, at the time of my death, is in Davidson County, Tennessee. But, if my

domicile at the date of my death is in Macon County, Tennessee, I then nominate and appoint GARY DOSS as Executor under this my Last Will and Testament. I further direct that in the event JERRY W. BRITT predeceases me, or is unable to serve, or unwilling to serve for any reason, and in the further event that either CAROL ROBERTS or GARY DOSS predeceases me, or is unable to serve, or unwilling to serve for any reason, then the other shall serve as sole Executor or Executrix under this my Last Will and Testament, regardless of the place of my domicile at the time of my death. I direct that my Executor or Executrix, whether original, alternate or successor, be permitted to serve without bond in this or any other jurisdiction and that the requirements for inventory and interim accountings be waived.

## ITEM III

## CHILDREN

JERRY W. BRITT is the only child born to or adopted by me during my lifetime.

## ITEM IV

## DISPOSITION OF SPECIFIC PROPERTY

I have left among my valuable papers a memorandum written entirely in my hand and previously signed by me on the date of the execution of this my Last Will and Testament as to the disposition I would have made of certain personal property and personal effects owned by me at the time of my death, and I direct that my Executrix or Executor distribute or dispose of such property in accordance with the said memorandum. If for any reason the said memorandum is not found and properly identified as such by my Executrix or Executor within thirty (30) days following the date of the probate of my Will, I then direct that all such property shall go into and form a part of my residuary estate.

## ITEM V

## ESTATE TO SON

In the event JERRY W. BRITT does not predecease me, I give, devise and bequeath all of my estate, whether the same be real, personal or mixed, and wheresoever situated, except for such property as may have been disposed of under the provisions of Item IV of this my Last Will and Testament, to my son, JERRY W. BRITT, to be his absolutely.

## ITEM VI

## ESTATE TO OTHERS

In the event my son, JERRY W. BRITT, predeceases me, I direct that my Executor or Executrix sell all of my assets, real and personal, at public or private sale, for cash, and at such price or prices, as my Executor or Executrix, in his or her sole discretion, deems reasonable and proper, and that my net estate, after payment of all costs and expenses as set forth in Item I of this my Last Will and Testament, including the cost of administration and the cost of sale of any property or properties, be divided as follows: ten percent (10%) to THE GIDEONS INTERNATIONAL, located at 2900 Lebanon Road, Nashville, Tennessee 37214, or to its successors; twenty-five percent (25%) to UNDERWOOD CEMETERY FUND, in care of Macon Bank & Trust Company, Lafayette, Tennessee, or its successor; and, sixty-five percent (65%) to be divided in substantially equal shares as follows: HILLIS BUTRUM and wife, PHYLLIS BUTRUM, but if both be deceased, then this bequest shall be considered adeemed, and of no force or effect, whatsoever; CAROL ROBERTS, or her bodily heirs, per stirpes; DOROTHA THOMPSON, or her bodily heirs, per stirpes; MICHAEL ROBERTS, or his bodily heirs, per stirpes; MICHELLE SLEETH, or her bodily heirs, per stirpes; GARY

DOSS, or his bodily heirs, per stirpes; WILLIE BRITT, or his bodily heirs, per stirpes; TERRY BRITT, or his bodily heirs, per stirpes; JOHN BRITT, or his bodily heirs, per stirpes; IRENE BERGDORF, or her bodily heirs, per stirpes; BARBARA BERGDORF, or her bodily heirs, per stirpes; and SUE LANCASTER, or her bodily heirs, per stirpes.

IN WITNESS WHEREOF, I hereunto subscribe my name, this the 30th day of January, 2001.

Norma B Britt
NORMA B. BRITT

NORMA B. BRITT, signed the foregoing instrument in our presence, publishing and declaring it to be her Last Will and Testament, and as witnesses whereof, we do now, at her request and in her presence and in the presence of each other, hereto subscribe our names on the date above mentioned, this attestation clause having been read by us and we having noted that the events herein enumerated took place as stated.

WITNESS:

Patsy C. Davidson
PATSY C. DAVIDSON

ADDRESS:

126 Camino Circle
Hendersonville, TN 37075

Diana C. Frey
DIANA C. FREY

4930 Reeder School Road
Greenbrier, TN 37073



NBB

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

AFFIDAVIT

We, PATSY C. DAVIDSON and DIANA C. FREY, being adult citizens and residents of the State of Tennessee, after being duly sworn according to law, depose and state that this date NORMA B. BRITT signed the foregoing instrument in our presence, publishing and declaring it to be her Last Will and Testament, and as witnesses, we, at her request, subscribed our names in her presence and in the presence of each other, and in our opinion the said NORMA B. BRITT was at the time and is at this time of sound mind and disposing memory. This Affidavit is executed in accordance with T.C.A. 32-2-110 at the request of the said NORMA B. BRITT.

This the 30th day of January, 2001.

Patsy C. Davidson
PATSY C. DAVIDSON

Diana C. Frey
DIANA C. FREY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS THE 30TH DAY OF JANUARY, 2001.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires August 29, 2001



NBB