BILL GARRETT, Davidson County
Trans:T20130009185 DEEDWARR
Recvd: 02/01/13 15:13 2 pgs
Fees:13.00 Taxes:490.62
20130201-0010950

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Frederick F. D'Ordine 408 Moss Trail Road Goodlettsville, TN 37072	Suntrust Mortgage, Inc. 901 Semmes Avenue Richmond, VA 23224	Map: 260-9 Parcel: 56

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JOHN COOMBS and LINDA COOMBS, Co-Executor/Executrix of the Estate of WILLIAM ROBERTT JOYNER, deceased, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto FREDERICK F. D'ORDINE, unmarried , hereinafter referred to as the "GRANTEE", his heirs 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 Lot No. 25 on the Plan of Goodlettsville Heights Subdivision, Section 2, a Plat of which is of record in Book 1424, Page 121, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 165 feet on the north side of Moss Trail Road and runs back between parallel lines and shows 227,6 feet on the west line and 242.4 feet on the east line and shows165.3 feet on the real line.

Being the same property conveyed to William Robert Joyner and wife Clara Wells Joyner by deed from W. C. Moncrief & Company, LLC of record in Book 1812, Page 303 Register's Office for Davidson County, Tennessee. Clara Wells Joyner died on May 2, 1986, at which time the said property became vested in William Robert Joyner. The said William Robert Joyner died on May 16, 2012, at the age of 93 years.. His Will was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, on May 24, 2012, under Docket No. 12P-820. John Coombs and Linda Coombs were appointed Executor/Executrix of the decedent's estate. The Will directs that the Personal Representatives the power to sell all of the decedent's real property, and to execute all deeds, and other documents relating to same.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 408 Moss Trail 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 GRANTEE, his heirs and assigns, forever.

And I, the GRANTOR, does covenant with the said GRANTEE, that the Estate of William Robert Joyner is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2013, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Any and all matters as they may appear on the plan of record in Book 1424, page 121, said Register's Office.

3. Restrictive Covenants of record in Book 1783, Page 35, Register's Office for Davidson County, Tennessee, if applicable.

And, I, the GRANTOR, does further covenant and bind themselves, but only in their capacity as personal representatives of the Estate of William Robert Joyner , and the heirs and beneficiaries of the said estate to warrant and forever defend the title to the said land unto the said GRANTEE, his heirs or assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

ESTATE OF WILLIAM ROBERT JOYNER

By: John Coombs, Co/Executor

By: Linda Coombs, Co/Executrix

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Homer R. Ayers, a Notary Public in and for the state and county aforesaid, personally appeared John Coombs and Linda Coombs, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Co Executor/ Executrix, respectfully, of the estate of William Robert Joyner, the bargainor, a Tennessee Estate, and that they, as such Co/Executor/Executrix, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing their names as Co/Executor and Co/Executrix, respectively of the Estate of William Robert Joyner, deceased.

WITNESS my hand, at office, this the 31st day of January, 2013.

NOTARY PUBLIC

HOMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: August 20, 2013

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $132,600.00.

Affiant

Sworn to and subscribed before me, this the 31st day of January, 2013.

NOTARY PUBLIC

HOMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: August 20, 2013