THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, FIRST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 03/28/13 11:47 4 pgs
Fees:23.00 Taxes:573.50
20130328-0030631

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me as of the 15th day of March, 2013.

Notary Public

My Commission Expires: 11-3-15

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL
Equity Trust Company Custodian FBO #114639, Beneficiary IRA of Kenneth H. Schachter DCD PO BOX 3642 Brentwood, TN 37024-3642	SAME	102-12-0-016.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Harry Max Speight, Jr., Executor of the Estate of Wanda Fay Speight** hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Equity Trust Company Custodian FBO #114639, Beneficiary IRA of Kenneth H. Schachter DCD** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Horton Heights, Section IX of record in Plat Book 2133, Page 31, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 111 fronts 212.3 feet on the southerly side of Summerly Drive and extends back 247.1 feet on the westerly line and 181.2 feet on the easterly line, to a dead line in the rear on which it measures 217.6 feet.

Being the same property conveyed to Robert William DeWeese and wife, Myrtle T. DeWeese by Warranty Deed from Johnny A. Stutts and wife, Dene Hemmen Stutts recorded in Book 2907, page 541, in the Register's Office for Davidson County, Tennessee, dated May 23, 1959.

Being the same property conveyed to Wanda Fay DeWeese by Warranty Deed from Robert William DeWeese and wife, Myrtle T. DeWeese recorded in Book 3573, page 341, in the Register's Office for Davidson County, Tennessee, dated June 14, 1963.

Being the same property conveyed to Robert William DeWeese and wife, Myrtle T. DeWeese by Warranty Deed from Wanda Fay DeWeese recorded in Book 3762, page 251, in the Register's Office for Davidson County, Tennessee, dated May 6, 1964.

Myrtle E. Deweese died August 14, 1996.

Robert William DeWeese died November 29, 2005. His estate being administered through Davidson County Probate Court, Docket No. 06P545. By Last Will and Testament of Robert W. DeWeese the subject property was devised to Wanda Fay DeWeese.

Being the same property conveyed to Wanda Fay DeWeese Speight by Executrix's Quitclaim Deed from Wanda Fay DeWeese Speight, Executrix (of the Robert William DeWeese Estate) recorded as Instrument No. 20070103-0000978, in the Register's Office for Davidson County, Tennessee, dated November 3, 2006.

Wanda Fay DeWeese having since died August 18, 2012. Her estate being administered through Davidson County Probate Court, Docket No. 12P1792. By Last Will and Testament of Wanda Fay DeWeese Speight the subject property was devised to Harry Max Speight, Jr.

Subject property is not now, nor ever has been the principal place of residence of the grantor.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

This is improved property known as: 831 Summerly Dr. Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Taxes for the year 2013 a lien, not yet due and payable.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto as of the 14th day of March, 2013.

ROBBIE D. LOCKE NOTARY PUBLIC STATE OF TEXAS EXPIRES JANUARY 11, 2017

Estate of Wanda Fay Speight

By: _____ Executor
Harry Max Speight, Jr., Executor

STATE OF Texas)
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Harry Max Speight, Jr., Executor** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Pinehurst, Texas, this 14th day of March, 2013.

Leanie D. Locke
Notary Public

My Commission Expires: Jan. 11, 2017

I, the undersigned, 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.

Janet Gers

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Janet Gers who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/3/15

Brooke Smith

