Return to: John T. Cook, P.C. Box 14 File #24850-8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130034470 DEEDWARR
Recvd: 04/26/13 10:52 2 pgs
Fees:13.00 Taxes:293.78
20130426-0041702

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-9-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Jewett	Sumner Bank and Trust	
(NAME)	(NAME)	
512 Waycross Drive	240 West Broadway	105-16-28
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **JIMMIE TROY LINVILLE AND SHARLAND STERGIS AND JASON DANIEL AND BEN DANIEL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SEAN JEWETT**, 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 Russwurm Heights, Section II, as of record in Book 2083, page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 60 feet on the west side of Waycross Drive, and runs back 166.6 feet on the north line and 220.3 feet on the south line, to a dead line in the rear measuring 104.5 feet.

BEING the same property conveyed to Mary J. Linville and T. P. Linville (who were not married to each other) by Deed dated June 24, 1970 from Roscoe Parton and wife, Eva M. Parton of record in Book 4426, Page 996, Register's Office for Davidson County, Tennessee. The said Mary J. Linville died intestate on April 30, 1985 and was survived by her son, Paul E. Ryman as her sole heir at law. The said Paul E. Ryman (joined by his wife Sandra Ryman to convey any marital interest) further conveyed his interest to James Linville and wife, Elizabeth Ann Linville by Quitclaim Deed dated August 11, 1992, of record in Book 8981, Page 869, said Register's Office. The said T. P. Linville died on October 3, 1991 leaving a Last Will and Testament which was admitted to probate in the Probate Court for Davidson County under Case No. 98081. Pursuant to said Will, T. P. Linville's interest was devised to his brother James Linville. The said James Linville died intestate on September 8, 2000 and was survived by his wife Elizabeth Ann Linville and his children Jimmie Troy Linville, Sharland Stergis and Patricia Daniel, as his sole heirs at law. Upon James Linville's death, an undivided one-half interest was vested in Elizabeth Linville as surviving tenant by the entirety and the other one-half interest was vested in James' widow Elizabeth Ann Linville, and James' children Jimmie Troy Linville, Sharland Stergis and Patricia Daniel.

THE said Patricia Daniel died intestate on September 5, 2008 leaving her husband, Michael Daniel and her children, Jason Daniel and Ben Daniel, as her sole heirs at law.

ELIZABETH Ann Linville died on September 8, 2012 leaving a Last Will and Testament which was admitted to probate in the Probate Court for Davidson County under Case No. 12P-1479, pursuant to which Elizabeth's interest in the property was devised to her children Jimmie Troy Linville and Sharland Stergis, and her grandchildren, Jason Daniel and Ben Daniel.

This conveyance is subject to (a) 2013 real property taxes; and (b) all matters appearing on the plan of record in Book 2083, page 101, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 512 Waycross Drive, Nashville, TN 37211
(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 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. 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 our hands this 19th day of April, 2013.

Jason Daniel, By Jimmie Troy Linville, Attorney in Fact

Jimmie Troy Linville

Ben Daniel, By Jimmie Troy Linville, Attorney in Fact

Attorney in Fact

Sharland Stergis, By Jimmie Troy Linville, Attorney in Fact

Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmie Troy Linville, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of April, 2013.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of April, 2013, before me personally appeared Jimmie Troy Linville, to me known to be the person who executed the foregoing instrument on behalf Sharland Stergis, Jason Daniel and Ben Daniel acknowledged that he executed the same as the free act and deed of Sharland Stergis, Jason Daniel and Ben Daniel.

WITNESS my hand and seal this 18th day of April, 2013.

My Commission Expires

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

Notary Public