THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20130041914 DEEDWARR
Recvd: 05/20/13 14:12 2 pgs
Fees:13.00 Taxes:314.50
20130520-0050683

ADDRESS NEW OWNER
Ana Bagoli Robards
210 Emery Drive
Nashville, TN 37214

MORTGAGEE

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 095-12-0
PARCEL 099.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Melvin O. O'Brien and Judy Partlow, Co-Executors of The Estate of Carrie Belle Sweeney,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ana Bagoli Robards, 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:

Being Lot No. 21 on the Plan of Lakeland, as of record in Plat Book 2133, Page 15, Register's Office for Davidson County, Tennessee and further described as follows:

Beginning on the easterly margin of Emery Drive at the corner of Lot Nos. 20 and 21; thence with the line between said two lots eastwardly 211.8 feet; thence south 3 deg. 25 min. west, 82 feet to the northerly margin of Lakeland Drive; thence with said Drive westwardly 191.7 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northwestwardly 39.3 feet to the easterly margin of Emery Drive; thence with said Drive northwardly 104.1 feet to the beginning.

Being the same property conveyed to Glenn S. Sweeney and wife, Carrie Belle Sweeney by deed from C. J. Sain and wife, Celeste F. Sain, dated December 7, 1953, filed for record in Book 2241, Page 564, Register's Office for Davidson County, Tennessee.
Glenn S. Sweeney died on May 1, 2012, leaving said property to Carrie Belle Sweeney.
Carrie Belle Sweeney died on October 30, 2012.
Melvin O. O'Brien and Judy Partlow was appointed as Co-Executors by the Will of Carrie Belle Sweeney, filed as Probate No. 2013PR6, in the Wilson County Tennessee Probate Office.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including; Right Of Way easement to Southern Bell of record in Book 1060, Page 261; Right of Way easement to TVA of record in Book 1303, Page 23; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 2133, Page 15, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **235 Emery Drive Nashville, TN 37214.**

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 15th day of May, 2013.

Melvin O. O'Brien, Co-Executor
Estate of Carrie Belle Sweeney
By: Melvin O. O'Brien, Co-Executor

Judy Partlow, Co-Executor
By: Judy Partlow, Co-Executor

STATE OF TENNESSEE
COUNTY OF Wilson

On this 15th day of May, 2013, before me personally appeared Melvin O. O'Brien and Judy Partlow, to me known (or proved to me on the basis of satisfactory evidence), to be the Co-Executors of The Estate of Carrie Belle Sweeney and who executed the foregoing instrument as Co-Executors of The Estate of Carrie Belle Sweeney for the purposes therein contained on behalf of The Estate of Carrie Belle Sweeney.

Witness my hand and official seal at Mt. Juliet, Tennessee 15th day of May, 2013.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $85,000.00.

AFFIANT

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me this 15th day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 1.5.16