This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
928 Jackson Street
Manchester, TN 37355

BILL GARRETT, Davidson County
Trans:T20130045573 DEEDWARR
Recvd: 05/31/13 14:22 2 pgs
Fees:13.00 Taxes:680.80
20130531-0055207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $184,000.00.

Affiant

Subscribed and sworn before me this the 31st of May, 2013.

Notary Public
My commission expires: 9/8/2013

DEBORAH H. BERRIER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Susan Green 7416 Harness Drive Nashville, TN 37221	Firstland Mortgage Servicing P.O. Box 35688 Tulsa, OK 74153-0688	142-2-218

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Thomas Darks, individually, and Melissa W. Fisher, Executrix of the Estate of Jerry Wayne Darks, Sr.**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Susan Green and husband, Scott Green, as tenants by the entirety**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 245 on the Plan of Cross Timbers, Section 5, as of record in Book 4175, page 115, Register's Office for said County, to which plan reference is here made for description.

Being the same property conveyed to Dallas Howe Darks and wife, Pearl E. Darks from Robert Hendley and Robert N. Gambill, a partnership, d/b/a Hendley & Gambill by deed dated October 1, 1971 of record in Book 4544, Page 970, Register's Office of Davidson County, Tennessee. The said Dallas Howe Darks having since deceased on March 17, 1991. The said Pearl E. Darks having since deceased on April 27, 2001 and an Affidavit of Heirship having been recorded as Instrument number 20130531005206, Register's Office of Davidson County, Tennessee. Dallas Howe Darks and Pearl E. Darks had two children, James Thomas Darks and Jerry Wayne Darks, Sr. The said Jerry Wayne Darks, Sr. having since deceased on October 23, 2012 and having been survived by his wife, Shirley Darks and his three children, Ronald Edwin Darks, Jerry Wayne Darks, Jr. and Melissa Darks W. Fisher. A Quitclaim Deed dated April 21, 2013 was recorded conveying the interest of Ronald Edwin Darks, Jerry Wayne Darks, Jr. and Melissa Darks W. Fisher to Shirley Darks. Said Quitclaim Deed is of record as Instrument No. 20130501-0043638, Register's Office of Davidson County, Tennessee. The Estate of Jerry Wayne Darks, Sr. has been opened for probate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division in Docket No. 13-P-350 and an order having been filed May 17, 2013 authorizing the sale of the above described property by the Executrix, Melissa W. Fisher.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THIS IS IMPROVED PROPERTY KNOWN AS 7416 Harness Drive, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 31st of May, 2013.

James Thomas Darks

Melissa W. Fisher, Executrix of the Estate of
Jerry Wayne Darks, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Thomas Darks, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st of May, 2013.

My commission expires: Sept. 28, 2015

JOHN H. BELL
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, John H. Bell, a Notary Public in and for the State and County aforesaid, personally appeared Melissa W. Fisher, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged her self to be the Executrix of the Estate of Jerry Wayne Darks, Sr., the within named bargainor, and that she as such Executrix, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, on this the 31st day of May, 2013.

My commission expires: Sept. 28, 2015

JOHN H. BELL
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Notary Public