WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130062918 DEEDWARR
Recvd: 07/24/13 10:18 2 pgs
Fees: 13.00 Taxes: 49.95

20130724-0076384

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/3/2016

(AFFIX SEAL)

KIMBERLY PERRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandon Ingram	Brandon Ingram	
(NAME)	(NAME)	
4028 Lebanon Pike	4028 Lebanon Pike	05413015100
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin Kremposky, Substitute Executor of the Estate of Bobbie J. Gann**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brandon Ingram, married**, hereinafter called the GRANTEE(S), their heirs and/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. 2 on the plan of Mr. Charles E. Gann, a Resubdivision of The Charles Gann Property, of record in Plat Book 8250, Page 477, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Charlie T. Gann and wife, Louise C. Gann by Deed from Herbert J. Doty and wife, Mavis W. Doty, dated 10/08/1954 and filed for record on 11/16/1954 in Book 2332, Page 441, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Charlie Gann and wife, Louise Gann by Deed from Johnnie S. Patterson and wife, Jo Edna Patterson, dated 08/05/1955 and filed for record on 05/31/1957 in Book 2648, Page 595, Register's Office for Davidson County, Tennessee.

The said Charlie T. Gann died on 03/25/1985, leaving Louise Gann the sole surviving tenant by the entirety.

The said Louise C. Gann died intestate leaving Charles Edward Gann and Mildred Logue her sole heirs at law as evidenced by Affidavit of Heirship filed for record in Book 6776, Page 633, Register's Office for said County.

Being part of the same property conveyed to Charles E. Gann and wife, Bobbie Gann by Deed from Mildred Logue, dated 01/16/1987 and filed for record on 11/19/1987 in Book 7407, Page 387, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Charles E. Gann and wife, Bobbie Gann by Deed from Mildred Marshall Logue formerly Mildred Marshall Gann, dated 08/08/1995 and filed for record on 08/08/1995 in Book

9756, Page 505, Register's Office for Davidson County, Tennessee.

The said Charles E. Gann predeceased Bobbie Gann, leaving her as the surviving tenant by the entirety.

The said Bobbie J. Gann died testate on 11/11/2005 devising subject property to Gary W. Gann, Gina C. Gann and Glenda G. Gann as evidenced by the Last Will and Testament of Bobbie J. Gann filed in Docket No 05P1767, in the Probate Court Clerk's Office for Davidson County.

Per Agreed Order to Confirm the Sale of Real Property of record under Docket 05P1767, Probate Court for Davidson County, Kevin Kremposky, the Substitute Executor of the Estate of Bobbie J. Gann was granted authority to convey subject property.

All matters as set forth per Plat Book 8250, Page 477, said Register's Office.
All matters set out in document including but not limited to an Easement of record in Book 989, Page 345, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 227 Anthony Street, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 22nd day of July, 2013.

Substitute Executor

Kevin Kremposky, Substitute Executor
of the Estate of Bobbie J. Gann

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Kremposky, Substitute Executor if the Estate of Bobbie J. Gann, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of July, 2013.

Notary Public
My Commission Expires: 5/3/2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100

File No.: 01288-16249
SMG TN Warranty Deed