File Box 9B

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31331-07-2013** **File Box 9-B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $221,000.00. A. Earl Glenn Affiant Subscribed and sworn to before me this 12th day of August, 2013. Notary Public My Commission Expires: KELLY E. BACON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN. 6, 2014

BILL GARRETT, Davidson County
Trans:T20130069550 DEEDWARR
Recvd: 08/13/13 11:48 4 pgs
Fees:23.00 Taxes:817.70

20130813-0084903

WARRANTY DEED

Address New Owner: Andrew Miller Magness, Lindsay Hughes Magness 6849 River Ridge Dr. Nashville, TN 37221	**Send Tax Bills To:** Sumner Bank & Trust 780 Browns Lane Gallatin, TN 37066	**Tax Information:** Map and Parcel No.: 155 150 00700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **A. Earl Glenn and Thomas E. Bianconi, Executors of the Estate of Ruby G. Marrison, deceased** ("Grantor") have this day bargained and sold, and do hereby transfer and convey to **Andrew Miller Magness and wife, Lindsay Hughes Magness** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8109 Westhaven Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of August, 2013.

A. Earl Glenn Executor
A. Earl Glenn, Executor of the Estate of Ruby G. Marrison, deceased

Thomas E Bianconi Executor
Thomas E. Bianconi, Executor of the Estate of Ruby G. Marrison, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **A. Earl Glenn and Thomas E. Bianconi, Executors of the Estate of Ruby G. Marrison, deceased**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2013.

Notary Public
My Commission Expires:

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Section II, Natchez Trace Estates, of record in Plat Book 4675, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James W. Marrison, Jr. and wife, Ruby G. Marrison, by deed dated November 17, 1977, from Robert Hendley and Robert N. Gambill, of record in Book 5224, page 272, Register's Office for Davidson County, Tennessee. James W. Marrison, Jr. died on August 17, 2010. Ruby G. Marrison died on November 17, 2012. Pursuant to the terms of the will of Ruby G. Marrison, Docket No. 12P1904, Davidson County Probate Court Clerk's Office, subject property was devised to A. Earl Glenn if he survived the Testatrix and was residing in subject property as his principal residence on the date of her death. If he did not survive her or was not residing in subject property as his principal residence, subject property was to be disposed of as part of the residuary estate, under the control of the executors. A. Earl Glenn was not residing in subject property as his principal residence at the time of the Testatrix's death. (See Affidavit of A. Earl Glenn attached hereto as "Exhibit B".) Letters Testamentary were issued to A. Earl Glenn and Thomas E. Bianconi.

This conveyance is made subject to:

1. State and County taxes for the year 2013, which have been prorated among the parties and assumed by Grantee.
2. Restrictive covenants contained in an instrument of record in Book 5196, page 471, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 4675, page 54, Register's Office for Davidson County, Tennessee.

Exhibit "B"

This Instrument Prepared by:
L. Glenn Worley
Cameron Worley, P.C.
112 Westwood Place, Suite 240
Brentwood, Tennessee 37027

AFFIDAVIT OF A. EARL GLENN

Before me, a Notary Public, personally appeared A. EARL GLENN ("Affiant"), and being first duly sworn and examined, did depose and say on oath that:

1. My name is A. Earl Glenn, and I am the brother of Ruby G. Marrison, deceased.

2. I am over the age of eighteen (18) years and a resident of Olive Branch, Mississippi.

3. My sister, Ruby G. Marrison, died on November 17, 2012, leaving a Last Will and Testament dated February 15, 2012 in which she devised (in Article V thereof) to me her Nashville, Tennessee, residence located at 8109 Westhaven Drive, Nashville, Tennessee 37221 ("My Sister's Residence"), if on the date of her death I was residing in My Sister's Residence and such residence was then my principal residence.

4. As of the date of Ruby G. Marrison's death I was not residing in My Sister's Residence, and my principal residence was then in Olive Branch, Mississippi.

Further, Affiant saith not.

Dated this 12 day of August, 2013.

A. Earl Glenn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kelly Bacon, a Notary Public in and for said county and state, **A. EARL GLENN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of August, 2013.

NOTARY PUBLIC

My Commission Expires:
1/6/14

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

8961-12001-75