Prepared by:
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Davidson County DEEDWARR
Recvd: 10/23/13 10:48 4 pgs
Fees:23.00 Taxes:1036.00
20131023-0110408

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed and sworn to before me, this 18 day of October 2013.

Notary Public
My commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Michael C. Willis 5251 Lysander Lane Brentwood, TN 37027	Same	160040092.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Estate of Ernestine Saylors- Patricia Buckner Saylors and Christie Leigh Coon Executrices and Patricia Buckner Saylors, Troy Ronald Saylors and Christie Leigh Coon as heirs. hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Michael C. Willis and wife Betty VL Willis hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 29 on the Plan of Brentview Hills of record in Book 3300 page 43 & 44 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to M. G. Saylors and wife Ernestine Saylors by deed from N. C. Dunn, Jr. and wife Ruth B. Dunn of record in Book 3431 Page 521 Register's Office for Davidson County, Tennessee. M.G. Saylors having died on July 19, 2003 leaving Ernestine Saylors as the surviving tenant by the entireties. Ernestine Saylors having died testate on February 10, 2013 Her Last Will and Testatment having been duly probated in Circuit Court of Davidson County, Tennessee File No 13P653 and Patricia Buckner Saylors and Christie Leigh Coon are appointed Executrices and Patricia Buckner Saylors, Troy Ronald Saylors and Christie Leigh Coon as heirs.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of _Brentview Hills of record in Book 3300 Page 43& 44 Register's Office for Davidson County, Tennessee 3) Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6861 Page 815 4) Restrictions of record in Book 3345, page 205 Register's Office for Davidson County, Tennessee

This property is improved property known as 405 Ritchie Drive, Nashville,, Tennessee 37220

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do

further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 18th day of October, 2013.

Estate of Ernestine Saylors

By: _____
Patricia Buckner Saylors, Executrix

By: _____
Christi Leigh Coon, Executrix

_____
Patricia Buckner Saylors, Heir

_____
Christi Leigh Coon, Heir

_____
Troy Ronald Saylors, Heir

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Troy Ronald Saylors the bargainor(s), 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 and official seal at Nashville, Tennessee, this 18th day of October, 2013.

_____
Notary Public

My Commission expires: July 6, 2015

DWIGHT B. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
July 6, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Buckner Saylors and Christi Leigh Coon the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 18th day of October, 2013.

Notary Public

My Commission expires: 2/22/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Patricia Buckner Saylors and Christi Leigh Coon , with whom I am personally acquainted, and who acknowledged himself to be the Executrixes of the Estate of Ernestine Saylors the within named bargainor, and as such Executrixes being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Estate of Ernestine Saylors.

Witness my hand, at office, this 18th day of Brentwood 2013.

Notary Public

My Commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 07939

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

