WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130094745 DEEDWARR
Recvd: 11/06/13 09:46 2 pgs
Fees:13.00 Taxes:888.00
20131106-0115017

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00

Robert C. Sheehan, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2013.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert C. Sheehan, Jr.	NEW OWNER	Parcel ID:
2036 Eversong Ln.		08504000300
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Robert C. Sheehan, Jr. and Michael C. Sheehan and James Steven Sheehan, Co-Executors of the Estate of Betty B. Sheehan

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Robert C. Sheehan, Jr.
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:

LAND in Davidson County, Tennessee, being Lot No. 26 on the Plan of A Resubdivision of Lots 21, 22, 23, 24, 25 & 26 of Section One, Stones River Estates of record in Plat Book 3106, Page 51, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert C. Sheehan and wife, Betty B. Sheehan by deed from Harvey A. Thomas and Horace L. Wright, of record in Book 3345, Page 617, said Register's Office, dated March 8, 1962. See also Quitclaim Deed from Robert C. Sheehan to Betty B. Sheehan (a one-half individual interest as a tenant by the entireties), of record in Book 8441, Page 967, said Register's Office, dated September 12, 1991.

and,

Land in the 4th Civil District of Davidson County, Tennessee, and being described according to a survey by Cummings and Cummings, Surveyors, dated August 24, 1970, as follows:

Beginning at a concrete monument in the southwesterly margin of Eversong Lane, said monument being south 22° 00' east 145.00 feet from the northeast corner of Lot No. 26 on the plan of record in Book 3106, Page 51, Register's Office for said County; thence south 22° 00' east 53.38 feet to a point; thence with a curve having a radius of 786.17 feet, a distance of 11.62 feet to an iron pin thence running with the Feiddell tract south 68° 00' 11" west 194.72 feet to an iron pin in the Donelson Park Club fence line; thence, running with said fence north 20° 35' 37" west 65.00 feet to a concrete monument; thence leaving said fence and running with the south line of the said Lot No. 26 above described north 68° 00' east 193.20 feet to the point of beginning, containing 0.29 acres, more or less.

Being the same property conveyed to Robert C. Sheehan and wife, Betty B. Sheehan by deed from R.L. Freeman, Trustee, of record in Book 4446, Page 99, said Register's Office, dated September 4, 1970. See also Quitclaim Deed from Robert C. Sheehan to Betty B. Sheehan (a one-half individual interest as a tenant by the entireties), of record in Book 8470, Page 716, said Register's Office, dated October 16, 1991.

The said Robert C. Sheehan died May 8, 2007, and title vested in Betty B. Sheehan, as surviving tenant by the entirety. The said Betty B. Sheehan died testate August 8, 2013, and the estate was admitted to Probate as Probate No. 13P1497, of record in the Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Co-Executors of the Estate of Betty B. Sheehan pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 13P1497.

This conveyance is subject to Restrictions of record in Book 3182, Page 429, as amended in Book 3375, Page 291, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 3106, Page 51, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2036 Eversong Ln., Hermitage, TN 37076

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 5th day of November, 2013.

The Estate of Betty B. Sheehan

By: Robert C. Sheehan, Jr.
Robert C. Sheehan, Jr., Co-Executor

By:
Michael C. Sheehan, Co-Executor

By:
James Steven Sheehan, Co-Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Robert C. Sheehan, Jr. and Michael C. Sheehan and James Steven Sheehan, Co-Executors of the Estate of Betty B. Sheehan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Co-Executors of the Estate of Betty B. Sheehan, and as such Co-Executors, they are authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of November, 2013.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.