STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20130102214 DEEDWARR
Recvd: 12/05/13 10:54 2 pgs
Fees:13.00 Taxes:307.10
20131205-0123955

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00.

Robert S. Hite
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 2013.

Notary Public
MY COMMISSION EXPIRES: 3/31/14
File No. G13-7864D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert S. Hite (NAME)	Wilson Bank & Trust (NAME)	135-5-20
315 Honeyhill Court (STREET ADDRESS)	207 Legends Drive (STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Marianna R. Eilerman, Conservator/Guardian of Bobby G. Brown**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert S. Hite**, 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. 24 on the plan of TOWN PARK ESTATES, as shown by plat of record in Plat Book 3300, Page 64-65, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 24 fronts 44.94 feet on the southwesterly margin of Honeyhill Court and extends back 178 feet on the northwesterly line and 241.04 feet on the easterly line to a dead line in the rear, measuring 232.53 feet thereon.

BEING the same property conveyed to Bobby G. Brown from Shirley J. Abdo Brown, by Quit Claim Deed dated September 12, 1978, in Book 5340, Page 628, in the Register's Office for Davidson County, Tennessee. A Conservatorship has been set up for Bobby Brown in Case No. 12P893, Seventh Circuit Court for Davidson County, Tennessee. In addition, said Conservatorship has been transferred to Lucas County, Ohio pursuant to Order in Case No. 12P893, Seventh Circuit Court for Davidson County, Tennessee.

Pursuant to the Letters of Guardianship granted to Marianna R. Eilerman, Case No. 2012GDN2638, Probate Court of Lucas County, Ohio, Marianna R. Eilerman is granted Guardianship over the said Bobby G. Brown. See Order granting motion to sell the subject property as of record in Instrument No. 20131205-0123954, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 3400, page 120, and Book 3436, page 43, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3300, page 64-65, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers/ storm drainage as recorded in Book 5011, page 595, Register's Office for Davidson County, Tennessee.

4. Letters of Guardianship as recorded as Insrtument No. 201309160097330, Register's Office for Davidson County, Tennessee.

5. Power of Attorney as recorded as Instrument No. 201112160098402, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 315 Honeyhill Court, Nashville, TN 37217.

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. Whenever 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/our hand(s) this 22nd day of November, 2013.

BOBBY G. BROWN

By: Bobby G Brown by Marianna Eilerman November 22, 2013
Marianna R. Eilerman, Conservator/Guardian Date
Conservator/Guardian

STATE OF Ohio
COUNTY OF Lucas }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Marianna R. Eilerman, Conservator/Guardian for Bobby G. Brown, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Conservator/Guardian of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of November, 2013.

My Commission Expires: 4-18-2017 Deborah L Clark
Notary Public

NOTARY PUBLIC OHIO DEBORAH L CLARK STATE OF

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066