BILL GARRETT, Davidson County
Trans:T20130105809 DEEDWARR
Recvd: 12/19/13 13:24 2 pgs
Fees:13.00 Taxes:259.00
20131219-0128330

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $70,000.00. Patricia Jansen Affiant Subscribed and sworn to before me, this 19th day of December, 2013. WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2014 Notary Public My Commission Expires: _____

Address New Owner As Follows: Patricia Jansen 429 Cottonwood Drive Nashville, TN 37214	Send Tax Bills To: Same	Map-Parcel Number: 096 06 0 121.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICIA JANSEN, EXECUTOR OF THE ESTATE OF CORNELIA F. BULLOCK**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PATRICIA JANSEN**, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the Davidson County, Tennessee, being Lot No. 182 on the Plan of Cloverhill Subdivision, Section IV, of record in Plat 2133, page 62, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Perry L. Bullock and wife, Cornelia F. Bullock by Warranty Deed from Donelson Home Builders, Inc. of record in Book 2291, page 185, in the Register's Office for Davidson County, Tennessee, the said Perry L. Bullock having since died and leaving property vested in Cornelia F. Bullock as surviving tenant by the entirety, the said Cornelia F. Bullock having since subsequently died testate on February

20, 2012. Pursuant to the terms of the will of Cornelia F. Bullock recorded in the Davidson County, Tennessee, Probate Division on May 10, 2012, as Docket No. 12P723, subject property was made part of the Probate Estate and Patricia Jansen, Executor of the Estate of Cornelia F. Bulloc was given the power to sale the subject property.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien, not yet due and payable.

2. All matters as shown on the Plan of Cloverhill Subdivision of record in Plat Book 2133, page 62, in the Register's Office for County, Tennessee.

3. Terms and conditions of the Restrictive Covenants for Cloverhill of record in Book 2145, page 262 and amended to make the covenant applicable to Section IV by Restrictive Covenants of record in Book 2153, page 243, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **429 Cottonwood Drive, Nashville, TN 37214.**

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, her heirs and assigns, forever; and the undersigned covenants with the said Grantee that she is 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; and further covenant and bind herself, her succesors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 19th day of December, 2013.

Patricia Jansen

Patricia Jansen, Executor of the Estate of Cornelia F. Bullock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Jansen, Executor of the Estate of Cornelia F. Bullock, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of December, 2013

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires November 5, 2014

My Commission Expires: _____

546752.1/200738