BILL GARRETT, Davidson County
Trans:T20140016739 DEEDWARR
Recvd: 03/12/14 11:56 2 pgs
Fees:13.00 Taxes:666.00
20140312-0020710

J. CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (Notary Stamp) My Comm. Expires March 3, 2015	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $180,000.00 Affiant Subscribed and sworn to before me, this 7th day of March, 2014 Notary Public My commission expires: 3-3-2015

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: New Owner	Map-Parcel Numbers:
R. Keith Thetford and Kim V. Thetford		147-01-0-219.00
327 Binkley Drive	327 Binkley Dr.	
Nashville, TN 37211	Nashville TN 37211	

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 ACKNOWLEDGE, WE,
Brien David Blood Malone, as Executor and Brian David Blood Malone, as individually
of **The Estate of Sandra Jean Brien**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

R. Keith Thetford and Kim V. Thetford , husband and wife

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. 332 on the Plan of Section Three, Caldwell Hall of record in Plat Book 2900, Page 131, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same property conveyed to Sandra B. Blumen, an unmarried person by Warranty Deed from Ethel T. Winsett, a widow (Life Tenant), and Lisa Holly Pierce and Linda Holly Claburn (Fee Holders) of record in Book 8943, page 750, Register's Office for Davidson County, Tennessee, dated April 28, 1993 and recorded on May 10, 1993. The said Sandra B. Blumen having since died leaving a Last Will and Testament of Sandra Jean Brien, filed on January 9, 2014, in Docket No. 13P2037, of record in The Seventh Circuit Court of Davidson County, Tennessee.

Also known as 327 Binkley Drive, Nashville TN 37211

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees;

Subject to all matters shown on the Plan of record in Plat Book 2900, Page 131, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 327 Binkley Drive, Nashville, TN 37211.

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 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 my/our hand(s) this 5 day of March, 2014.

The Estate of Sandra Jean Brien

Brien David Blood Malone, as Executor

Brien David Blood Malone, as Individually

STATE OF California
COUNTY OF Sacramento

On this 5 day of March, 2014, before me personally appeared **Brien David Blood Malone Executor and as Individually** to me known to be the person (s) described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his free act and deed.

Witness my hand, at office, this 5 day of March, 2014.

My Commission Expires: 01/16/2016

Notary Public

IRAN MENDEZ
Commission # 1966820
Notary Public - California
Sacramento County
My Comm. Expires JAN. 16, 2016

TCI17

File #: 313128MG
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027