WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,205.42

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2014.

Angela G. Batson
Notary Public

MY COMMISSION EXPIRES: 11-6-2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donna J. Wisener	"New Owner"	131-05-0B-044.00co
(NAME)	(NAME)	
440 Summit Ridge Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/24/14 12:16 3 pgs
Fees:18.00 Taxes:437.36
20140324-0023892

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, John R. Nance, Jr. and Angeline N. Cole, as Devisees under the Last Will and Testament of John R. Nance and John R. Nance, Jr., as Executor of the Estate of John R. Nance, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Donna J. Wisener, unmarried, 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 Unit 440 on the Plan of Four Seasons Condominiums, of record in Book 5050, Page 30, said Register's Office, and as Exhibit "D" to Master Deed of record in Book 6841, Page 390, Said Register's Office, to which Plan reference is hereby made for a more complete legal description. This conveyance also includes any interest of the Grantor to any applicable common areas.

Being the same property conveyed by Quitclaim Deed from Albert Hale Hooper, Jr. and wife Nancy C. Hooper to John R. Nance, as recorded on the 25th day of August, 1998 in Deed Book 11081, Page 307 and Warranty Deed from Four Seasons Associates, Inc., a Tennessee corporation to Albert Hale Hooper, Jr. as recorded on the 10th day of June, 1986 in Deed Book 6882, Page 655, in the Register's Office of Davidson County, Tennessee. The said John R. Nance, died on August 3, 2013, leaving a Last Will and Testament, which was admitted to Probate in the Seventh Circuit Court of Davidson County, Probate Division, under Case No.: 13P-1363 (the "Will). Pursuant to the provisions of the said Will, the property is vested to John R. Nance, Jr. and Angeline N. Cole, a one-half (1/2) interest to each.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 440 Summit Ridge Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 21st day of March, 2014.

John R. Nance Jr. Executor
John R. Nance Jr., Executor

John R. Nance Jr. Devisee
John R. Nance, Jr., Devisee

Angeline N. Cole Devisee
Angeline N. Cole, Devisee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21st day of March, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared John R. Nance, Jr., Devisee and Angeline N. Cole, Devisee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as the free act and deed.

Witness my hand and Notary Seal, at office the day and year above written.

Angela G. Batson
Notary Public

My Commission Expires: 11-6-2017



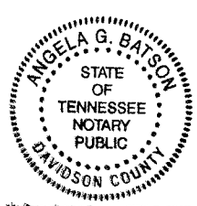
State of Tennessee
County of Davidson

Comes John R. Nance, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who after being duly sworn, makes oath and says that he is the Administrator of the Estate of John R. Nance, and as such Administrator, is familiar with the facts set forth and that the statements contained in the foregoing instrument are true to the best of his knowledge, information and belief.

Sown to and subscribed before me, this 21st day of March, 2014.

Angela G. Batson
Notary Public

My Commission Expires: 11-6-2017



Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document 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, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)

CAITLIN E. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).