BILL GARRETT, Davidson County
Trans:T20140020485 DEEDWARR
Recvd: 03/27/14 11:11 2 pgs
Fees:13.00 Taxes:416.25

20140327-0025210

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $112,500.00

Affiant

Subscribed and sworn to before me, this 25th day of March, 2014.

Notary Public
My commission expires: 8/23/16

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

03-1402-38134

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas K. Peyton	First Bank	150-14-0-022.00
424 Hickory Timber Ct.	3500 Blue Lake Dr. Sutie 325	
Antioch TN 37013	Birmingham, AL 35243	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Betty Joyce Ralston, Larry Phillip Conn and Samuel Steven Conn, as heirs-at-law of the Estate of Jack Conn, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Thomas K. Peyton and Linda G. Peyton, husband and wife**, hereinafter called the Grantees, their successors 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. 63, on the Plan of Lake Towne (erroneously referenced in prior deed as Town) Park, Section 3, of record in Book 6900, Page 355, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jack Conn and wife, Ernestine Conn by deed from Jack Williams Construction Company, Inc., dated November 12, 1987, recorded November 12, 1987, of record in Book 7402, Page 44, Register's Office for Davidson County, Tennessee. Ernestine Conn having since died on December 14, 2011. Jack Conn having since died on November 12, 2012, intestate, his estate being currently probated in the Probate Court of Davidson County, Tennessee, Docket No. 13P-459. Jack Conn having left Betty Joyce Ralston, Larry Phillip Conn and Samuel Steven Conn as heirs-at-law.

Betty Joyce Ralston, Administrator of the Estate of Jack Conn, deceased, joins in the execution of this instrument for the purposes of conveying the interests of said, Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of the subsequent insolvency of this Estate.

Neither the grantors nor any of their dependents have resided in the subject property.

Power of Attorneys in Instrument# 20140327-0025208 and Instrument# 20140327-0025209 said Register of Deeds.

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 property is improved property known as 424 Hickory Timber Ct., Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 25th day of March, 2014.

Betty Joyce Ralston, Individually and as Administrator of the Estate of Jack Conn

Samuel Steven Conn by Betty Joyce Ralston, his Attorney in fact

Samuel Steven Conn, by Betty Joyce Ralston, his attorney-in-fact

Larry Phillip Conn by Betty Joyce Ralston his Attorney in fact

Larry Phillip Conn, by Betty Joyce Ralston, his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Betty Joyce Ralston, both individually and as Executor of the Estate of Jack Conn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument in the capacities stated and for the purposes therein contained.

Witness my hand in Nashville, TN, this 25th day of March, 2014.

State of Tennessee at Large

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission expires: 3/4/15.

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 Betty Joyce Ralston, with whom I am personally acquainted (or proved to me on the bases of satisfaction evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is authorized by Samuel Steven Conn as his attorney-in-fact to execute this instrument on his behalf.

Witness my hand in Nashville, TN, this 25th day of March, 2014.

State of Tennessee at Large

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission expires: 3/4/15.

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 Betty Joyce Ralston, with whom I am personally acquainted (or proved to me on the bases of satisfaction evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is authorized by Larry Phillip Conn as his attorney-in-fact to execute this instrument on his behalf.

Witness my hand in Nashville, TN, this 25th day of March, 2014.

State of Tennessee at Large

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission expires: 3/4/15.