BILL GARRETT, Davidson County
Trans:T20140022163 DEEDWARR
Recvd: 04/02/14 13:00 2 pgs
Fees:13.00 Taxes:481.00
20140402-0027365

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

x Charles P. Hunley Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 2014.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/31/14
File No. G14-8468D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Charles P. Hunley, Jr., an unmarried man (NAME)	F & M Bank (NAME)	34-7-26
303 Shepard Hills Drive (STREET ADDRESS)	50 Franklin Street (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (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, **Edith Dawn Hoskins, Executrix for The Estate of Charles B. Steakley, Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles P. Hunley, Jr., an unmarried man,** 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. 51 on the plan of SHEPHERD HILLS, SECTION 2, as shown by plat of record in Plat Book 2900, Page 12, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Charles B. Steakley and wife, Lorena Steakley from Raymond D. Trammel and wife, Tawanda Trammel, by Deed dated March 8, 1962, in Book 3345, Page 353, in the Register's Office for Davidson County, Tennessee. Lorene Steakley having since died 12-3-13 leaving the subject property vested in Charles B. Steakley as the surviving tenant by the entirety. Charles B. Steakley having since died testate December 5, 2013. Pursuant to the Last Will and Testament of Charles B. Steakley, Jr. being probated under Probate Case No. 14P64, Seventh Circuit Court of Davidson County, Tennessee, and Letters Testamentary issued to Edith Dawn Hoskins, Edith Dawn Hoskins is appointed as Executrix of the Estate of Charles B. Steakley, Jr. Said Will grants Edith Dawn Hoskins as Executrix the right and power to lease, sell, mortgage or otherwise encumber any real or personal property that may be included in said Estate without the order of the Court and without notice to anyone.

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 2452, page 41, 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 2900, page 12, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewer/storm drainage as recorded in Book 5599, page 943, 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 303 Shepard Hills Drive, Madison, TN 37115.

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 27th day of March, 2014.

THE ESTATE OF CHARLES B. STEAKLEY, JR.

By: Edith Dawn Hoskins, Executrix — March 27, 2014
Edith Dawn Hoskins, Executrix — Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Edith Dawn Hoskins, Executrix for The Estate of Charles B. Steakley, Jr., 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 Executrix 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 27th day of March, 2014.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

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