BILL GARRETT, Davidson County
Trans:T20140027766 DEEDWARR
Recvd: 04/23/14 14:22 2 pgs
Fees:13.00 Taxes:621.60
20140423-0034253

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0077HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00.

Affiant

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of April, 2014.

Notary Public
Commission Expires: 10-18-16

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert J. Brennan, Jr. 8073 Ridgewood Rd Goodlettsville, TN 37072	Regions Bank d/b/a Regions Mortgage P.O. Box 200401 Florence, SC 29502-0401	009-00-0-045.02

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Carole E. Barnes, Executrix of the Estate of Brenda H. Eidson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert J. Brennan, Jr. and Deborah L. Brennan, 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 a tract in the 14th Civil District of said County, described according to a survey made by Steve Draper, May 17, 1963, as follows:

Beginning at a point in the center of Ridgewood Drive at the intersection of the northerly boundary of the Wilkerson property and the center of said Drive; thence with said Wilkerson's northern boundary line, North 86 degrees West 581 feet; thence North 58 degrees East 484 feet to the center of said Drive; thence with same, southeastwardly 350 feet to the beginning.

BEING the same property conveyed to Carl E. Eidson and wife, Brenda H. Eidson, by Warranty Deed from Brenda Ray Johnson and Beverly Jean Ray, dated 9/1/77 and recorded 9/1/77 in Book 5191, Page 958, and re-recorded on 9/6/77 in Book 5192, Page 937, in the Register's Office of Davidson County, Tennessee. The said Carl E. Eidson having since predeceased Brenda H. Eidson on or about October 31, 2005. The said Brenda H. Eidson having since died on or about June 9, 2013 and by her Last Will and Testament filed 9/6/13 in Docket No. 13P-1389 in the Probate Court for Davidson County, Tennessee, subject property having been devised to her children, Carole E. Barnes and Carl E. Eidson, Jr. The said Carole E. Barnes having been appointed Executrix of the Estate of Brenda H. Eidson by according to Order filed 9/6/13 in the Probate Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8073 Ridgewood Rd, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of April, 2014.

Carole E. Barnes, Executrix

Carole E. Barnes, Executrix

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carole E. Barnes, Executrix of the Estate of Brenda H. Eidson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 18th day ~~of April~~, 2014.

Notary Public
My Commission Expires: 4/23/2014

(Notary Seal)