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BILL GARRETT, Davidson County
Trans: T20140030460 DEEDWARRSP
Recvd: 05/02/14 15:24 2 pgs
Fees: 13.00 Taxes: 2464.20
20140502-0037637

SPECIAL WARRANTY DEED

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,999.00

H. S. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: ~~XXXXXXX~~ May 8, 2017.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harrison S. Davis & Robbie B. Davis	Same	**117-13-0B-047.00**
(NAME) **807 Foster Hill**	(NAME)	
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Equitable Trust Company, Executor** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Harrison S. Davis and Robbie B. Davis, 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:

BEING LOT NO. 807 ON THE PLAN OF PHASE ONE OF ABBOTTSFORD, AS OF RECORD IN PLAT BOOK 6250, PAGES 419-421, AMENDED IN BOOK 6771, PAGE 683 AND IN BOOK 6800, PAGE 164, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO HELEN S. CRAIN BY DEED DATED 6/30/1995 FROM WANDA WEAR WOOLEN OF RECORD IN BOOK 9720, PAGE 802, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID HELEN S. CRAIN DIED TESTATE ON FEBRUARY 20, 2013 AND BY LAST WILL AND TESTAMENT PROBATED IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, PROBATE DIVISION, CASE NO. 13P-427 APPOINTED EQUITABLE TRUST COMPANY, AS EXECUTOR WITH FULL AUTHORITY TO SELL SAID PROPERTY.

unimproved ☐

This is improved ☒ property, known as **807 Foster Hill, Nashville, TN 37215**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said, **Harrison S. Davis and Robbie B. Davis, husband and wife,** forever. SAID Grantor warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

WITNESS the execution hereby by **Equitable Trust Company, Executor** 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 **30th day of April, 2014**.

Equitable Trust Company, Executor

By: W. Keith Keisling, Vice President and Trust Officer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared W. **Keith Keisling,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged themselves to be the **Vice President and Trust Officer of Equitable Trust Company,** the within named bargainor, and that as such officer and agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the said Limited Liability Company.

Witness my hand and official seal at Office this 30th day of April, 2014.

Commission expires: May 8, 2017

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public