G#25864-2 BOX #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140030756 DEEDWARR
Recvd: 05/05/14 12:46 2 pgs
Fees:13.00 Taxes:599.40
20140505-0037992

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$162,000.00.**

Affiant

Subscribed and sworn to before me, this the 2nd day of May, 2014.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Grace Elaine Page	**Regions Bank d/b/a Regions Mortgage**	**09015003300**
404 Basswood Drive	**2050 Parkway Office Circle**	
Nashville, TN 37209	**Birmingham, AL 35244**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

George Thomas Espinoza, a married man, and Mary Katherine Goodson, a married woman, as Devisees under the Last Will and Testament of Helen Marie McMurtry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Grace Elaine Page, an unmarried person

HEREINAFTER CALLED THE GRANTEE, HER 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. 428 on the Plan of Charlotte Park, Section Six, as of record in Book 2900, Pages 7 and 8, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Leo R. McMurtry and wife, Helen M. McMurtry, by Warranty Deed dated August 16, 1984, from Kerry Allen Newman and wife, Ruth Marie Newman, of record in Book 6362, Page 240, Register's Office for Davidson County, Tennessee. The said Leo R. McMurtry died on July 11, 1988, and title vested in Helen M. McMurtry as surviving tenant by the entirety. The said Helen M. McMurtry died September 15, 2013, leaving a Last Will and Testament of Helen Marie McMurtry dated August 16, 2007, which was admitted to Probate in the Probate Court for Davidson County, Tennessee, under Docket No. 13P1719 (the "Will"). The devisees and beneficiaries under said Will are George Thomas Espinoza and Mary Katherine Goodson.

THE said Helen M. McMurtry and Helen Marie McMurtry being one and the same person.

GEORGE Thomas Espinoza and Mary Katherine Goodson have joined in the execution of this Deed to express their consent to the sale of the above described property and to convey any interest in the property which they may hold as devisees. The beneficial interest in the property was devised to the said George Thomas Espinoza and Mary Katherine Goodson pursuant to the Will. Any interest that would have been left to Leo R. McMurtry, Jr., vested in the said George Thomas Espinoza and Mary Katherine Goodson since Leo R. McMurtry, Jr., predeceased Helen M. McMurtry.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 2900, Pages 7 and 8, Register's Office for Davidson County, Tennessee;

2) Rights, conditions, obligations, and restrictions in regard to the use of a sewerage system as stated in the agreement of record in Book 2593, Page 566, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **404 Basswood Drive, Nashville, TN 37209**.

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 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 my/our hand(s) this **2nd** day of **May, 2014.**

George Thomas Espinoza

George Thomas Espinoza, as Devisee under the Last Will and Testament of Helen Marie McMurtry

Mary Katherine Goodson

Mary Katherine Goodson, as Devisee under the Last Will and Testament of Helen Marie McMurtry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **George Thomas Espinoza and Mary Katherine Goodson, as Devisees under the Last Will and Testament of Helen Marie McMurtry,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **May, 2014.**

My Commission Expires: 2/13/17

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY