THIS INSTRUMENT WAS PREPARED BY Return to: Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 Return to: BANKERS TITLE & ESCROW CORP 5107 MARYLAND WAY SUITE 115 BRENTWOOD, TN 37027	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF May, 2014 Notary Public MY COMMISSION EXPIRES: 2-23-15 (AFFIX SEAL) ROBERT L SANDERS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Stefanie Carter	SAME AS NEW OWNER	MAP
5500 Stanford Drive		PARCEL 161-02-0-030.00
Nashville, TN 37215		
(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, **Linda Sadler, Executor**

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

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. 76 on the Plan of McMurray Hills of record in Plat Book 3700, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patrick A. Nix and wife, Marilyn Nix by deed from Jettie Ruth Saindon of record in Book 4724, page 521, Register's Office for Davidson County, Tennessee, dated June 29, 1973 and recorded on July 3, 1973.The said Marilyn Nix having since died vesting fee simple title in the husband, Patrick A. Nix as surviving tenant by the tenant by the entirety.

The said Patrick A. Nix having since died, the estate was probated in Case No. 13P1464, Davidson County, TN Probate Court, where title to the property was vested in Linda Sadler, Executor.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **495 Ellenwood, Nashville, TN 37211.**

BILL GARRETT, Davidson County
Trans:T20140048065 DEEDWARR
Recvd: 07/07/14 10:47 2 pgs
Fees:13.00 Taxes:462.50
20140707-0059331

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. 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 the 30th day of May, 2014.

Linda Sadler, Executor

Linda Sadler, Executor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda Sadler, Executor** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that She executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of May, 2014.

My Commission expires: 2-23-15

ROBERT L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of May, 2014.

My Commission expires: _____

Notary Public