Davidson County DEEDWARR
Recvd: 07/16/14 13:39 3 pgs
Fees:18.00 Taxes:596.63
20140716-0062918

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $161,250.00

Daniel C. Drake
Affiant

Subscribed and sworn to before me, this 11th day of July, 2014.

Notary Public

My commission expires: May 16, 2015

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Daniel C. Drake **Rachel A. Drake**	**New Owner**	**Map\Parcel: 095-11-0-129.00**
2407 Springview Drive		
Nashville, TN 37214		

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 ACKNOWLEDGE, I/WE,

Estate of Nina C. Rothwell

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel C. Drake and Rachel A. Drake

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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. 14 on The Map of Merry Oaks, Section II, as of record in Book 2133, Page 8, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Paul S. Rothwell, Sr. and wife, Nina C. Rothwell, by Warranty Deed from Peggy Hix Emmons and Ruth Hix Hall and Billy Charles Hix, being the only heirs-at-law of Estelle T. Hix, deceased, of record in Book 10155, Page 883, dated August 1, 1996, Register's Office for Davidson County, Tennessee. Nina C. Rothwell, by Quitclaim Deed conveyed said property to Leon Sharber, Trustee, and by same Quitclaim Deed, for the express purpose of creating a joint tenancy with the right of survivorship, Leon Sharber, Trustee, re-conveyed said property to Nina C. Rothwell and Kathy J. Self, as joint tenants with the right of survivorship, of record in Book 11636, Page 51, dated August 24, 1999, Register's Office for Davidson County, Tennessee. Kathy J. Self, unmarried, further conveyed said property by Quitclaim Deed to Nina C. Rothwell, an unmarried person, of record in Instrument No. 20040715-0084752, dated July 8, 2004, Register's Office for Davidson County, Tennessee. Paul S. Rothwell, Sr., died April 16, 1999 and Nina C. Rothwell died May 5, 2013. Per the Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Case No. 13P1017, all real property owned by Nina C. Rothwell at the time of her death was to be deemed part of her Probate Estate and subject to the control of her Executor during the administration of her estate.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 2133, Page 8, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2096, Page 1, Register's Office for DAVIDSON County, Tennessee.

And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **2407 Springview Drive, Nashville, TN 37214.**

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 except as 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 11th day of July, 2014.

Estate of Nina C. Rothwell

Julia Karen Benson, Executrix
By: Julia Karen Benson, Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Julia Karen Benson**, Executrix of the **Estate of Nina C. Rothwell**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 11th day of July, 2014.

Notary Public

My Commission Expires: 1-24-17

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **140287SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Kristi Minton, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kristi Minton

Notary Public

(SEAL)



My Commission Expires: 9/18/17