Davidson County DEEDWARR
Recvd: 08/28/14 16:04 4 pgs
Fees:23.00 Taxes:349.65
20140828-0078922

This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Suite C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 060080032.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Kyle Jacob Nance
3050 Hillside Rd.
Nashville, TN 37207

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **Brenda Gafford, Marshall Gafford, Gloria Buckner and Sharon Swift as only heirs at law of Dorothy G. Wayman, deceased** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **KYLE JACOB NANCE,*** **unmarried** "Grantee(s)", His heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

*aka Kyle Nance

LAND is Davidson County, Tennessee, being part of Lot No. 7 on the map of E.A. Lindsley's Subdivision, as of record in Book 547, page 144, Register's Office for Davidson County, being Lot No. 7-B shown on the survey of the easterly part of said Lot No. 7, made by William C. Parrish, Civil Engineer, June 24, 1957, and described according to said survey as follows: Tennessee (B)

Beginning at a point on the westerly margin of Hillside Road, 50 feet northerly from the northeast corner of Lot No. 6, conveyed to Fred J. Cobb by deed from Herman T. Cobb, of record in Book 2029, page 176, said Register's Office, said point being also the northeast corner of Lot No. 7-A shown on said survey; thence with the line between said Lot Nos. 7-A and 7-B as shown on said survey, North 84° 30 minutes West 199.4 feet to a fence; thence with said fence, North 4° 45 minutes East 50 feet to the southwest corner of Lot No. 7-C shown on said survey; thence with the line between said Lot Nos. 7-C and 7-B as shown on said survey, South 84° 30 minutes East 198.7 feet to the westerly margin of said Hillside Road; thence with same, South 4° West 50 feet to the beginning.

BEING the same property conveyed to B. Dorris Wayman and wife, Dorothy G. Wayman, by Quitclaim Deed from Dorothy G. Gafford, now Wayman, dated August 3, 1990, appearing of record in Book 8171, page 649, of the Register's Office of Davidson County, Tennessee. B. Dorris Wayman having since died March 31, 2001 leaving Dorothy G. Wayman as surviving tenant. Dorothy G. Wayman having since died November 15, 2013 leaving to Brenda Gafford, Marshall Gafford, Gloria Buckner and Sharon Swift only heirs at law in Last Will and Testament of Dorothy G. Wayman.

THIS CONVEYANCE IS SUBJECT TO:

All matters shown on the Plan of record in Plat Book 547, page 144; Sanitary Sewer Easement of record in Deed Book 5531, page 224; Any deficiency in the property description contained in Schedule A, the failure of said description to adequately identify the land, or any claim thereof; All in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3050 Hillside Rd., Nashville, TN, 37207.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), His heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that It's is lawfully seized and possessed of said parcel of real estate, and that It's has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds It's, It's heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), His heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 26 day of August, 2014.

Estate of Dorothy S. Wayman

BY: Brenda C Gafford
Brenda Gafford, Co-Executor

BY: Marshall Gafford
Marshall Gafford, Co-Executor

STATE OF Tennessee)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **BRENDA GAFFORD, CO-EXECUTRIX OF THE ESTATE OF DOROTHY WAYMAN**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) as **BRENDA GAFFORD, CO-EXECUTRIX OF THE ESTATE OF DOROTHY WAYMAN** and for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 26 day of August, 2014.

Annemarie Cain
NOTARY PUBLIC

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 2-20-18

STATE OF Tennessee)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned Executor authority, a Notary Public in and for said County and State, **MARSHALL GAFFORD, CO-~~EXECUTRIX~~ OF THE ESTATE OF DOROTHY WAYMAN**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) as **MARSHALL GAFFORD, CO-~~EXECUTRIX~~ OF THE ESTATE OF DOROTHY WAYMAN** and for the purposes therein contained. Executor

WITNESS MY HAND AND OFFICIAL SEAL at office this the 26 day of August, 2014.

Annemarie Cain
NOTARY PUBLIC

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 2-20-18

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 13th day of August, 2014.

BY: Gloria Buckner
Gloria Buckner, Heir

STATE OF Tenn)
COUNTY OF Giles)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **GLORIA BUCKNER, HEIR OF THE ESTATE OF DOROTHY WAYMAN**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) as **GLORIA BUCKNER, HEIR OF THE ESTATE OF DOROTHY WAYMAN** and for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 13th day of August, 2014.

FAYE G. PAYNE STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

Faye G. Payne
NOTARY PUBLIC

My Commission Expires: 1-29-2016

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 13 day of August, 2014.

BY: Sharon Swift
Sharon Swift, Heir

STATE OF Tennessee)
COUNTY OF Putnam)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **SHARON SWIFT, HEIR OF THE ESTATE OF DOROTHY WAYMAN**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) as **SHARON SWIFT, HEIR OF THE ESTATE OF DOROTHY WAYMAN** and for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 13 day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 4/18/2017

AMY L. DYER
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $94,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 26th day of August, 2014.

NOTARY PUBLIC

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017