THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF SEPTEMBER, 2014. Notary Public MY COMMISSION EXPIRES: 4-9-16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20140065777 DEEDWARR
Recvd: 09/04/14 11:09 2 pgs
Fees: 13.00 Taxes: 197.95
20140904-0080903

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alberto Suastegui	OWNER	MAP 86-11-A
3606 Sussex Court		PARCEL 059.00-CO
Old Hickory, TN 37138		
(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, **Robert G. Connelly and Joey L. Bowman, Co-Executors of the Estate of Freda R. Connelly**

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

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium unit in Davidson County, Tennessee, described as follows: Unit No. 4, Building No. 2 in a Horizontal Property Regime as shown on the Condominium Site Plan of Revised Phase 2 & 2A, Hermitage Woods Condominium Apartments (Raintree Village), as of record in Book 4860, Pages 62 through 64, inclusive, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Freda R. Swafford and husband, Richard L. Swafford by deed from Kortney Wilson and husband, David Wilson of record in Instrument No. 20030327-0040004 Register's Office for Davidson County, Tennessee, dated March 21, 2003 and recorded on March 27, 2003. The said Richard L. Swafford has since died (May, 2007), survived by his spouse Freda R. Swafford. Freda R. Swafford later married and was known as Freda R. Connelly. Freda R. Connelly has since died. Under the terms of the Last Will and Testament of Freda R. Swafford [filed with the Seventh Circuit Court of Davidson County, Tennessee, at Nashville, under Docket No. 13P1168], Robert G. Connelly and Joey L. Bowman were named Co-Executors and instructed to administer her real property as part of her probate estate. Robert G. Connelly, spouse of the deceased, joins in this conveyance in order to convey any personal interest he may have in the property.

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 IMPROVED property known as **133 Hermitage Woods Drive, Hermitage 37076, TN 37076.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 our hands this the 3rd day of September, 2014.

The Estate of Freda R. Connelly

Robert G. Connelly, Executor — EXECUTOR

Robert G. Connelly, Individually

Joey L. Bowman, Executor — Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Robert G. Connelly and Joey L. Bowman** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the Co-Executors of **The Estate of Freda R. Connelly** the within named bargainor, and Estate, and that they as such Co-Executors, being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Estate, by the said **Robert G. Connelly and Joey L. Bowman** as such Co-Executors.

Witness my hand and seal this the 3rd day of September, 2014.

My Commission expires 1-9-16

JAMES A. HAECHTER — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert G. Connelly** 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 he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of September, 2014.

My Commission expires 1-9-16

JAMES A. HAECHTER — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TN

Notary Public