BILL GARRETT, Davidson County
Trans:T20140071070 DEEDWARR
Recvd: 09/23/14 10:28 3 pgs
Fees:18.00 Taxes:999.00
20140923-0087141

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
L. Randall Veatch
4425 Brush Hill Rd.
Nashville, Tennessee 37216

SEND TAX BILL TO:
Owner

MORTGAGEE:
Franklin American Mortgage Co.
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

MAP 51-16
GROUP
PARCEL 11.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert L. Chickey, Executor for the Estate of Donald Chickey,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **L. Randall Veatch and Patricia Veatch, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

M.

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Los 17 and 18, Second Haysboro Subdivision, as shown by plat and survey of record in Plat Book 8250, page 177, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Don Chickey by Quitclain Deed dated June 19, 2012 from Donald Joe Chickey, being one and the same as Don Chickey, of record in Instrument No. 20120827-0076764, said Register's Office; further being the same property conveyed to Donald Joe Chickey, unmarried, by Warranty Deed dated June 25, 1993 from Richard M. Heard, unmarried, of record in Book 9005, page 662, said Register's Office.
The said Don Chickey having died on May 11, 2014, and the probate of his estate having been filed in the Probate Court of Davidson County, Tennessee, Docket No. 14P-841.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **4425 Brush Hill Rd., Nashville, Tennessee 37216.**

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, Grantor does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors 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 **18th** day of **September, 2014.**

Robert L. Chickey, Executor for the Estate of Donald Chickey

Robert L. Chickey, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Robert L. Chickey** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Executor** of **The Estate of Donald Chickey**, the within named bargainor, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained..

WITNESS my hand and official seal this 18th day of September, 2014.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/5/2016

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Robert L. Chickey** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Trustee under the Last Will and Testament of Donald Chickey, deceased,** the within named bargainor, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained..

WITNESS my hand and official seal this 18th day of September, 2014.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/5/2016

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $270,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of September, 2014.

NOTARY PUBLIC

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10/16/16

File #14-8864