BILL GARRETT, Davidson County
Trans:T20140073735 DEEDWARR
Recvd: 10/01/14 10:03 2 pgs
Fees:13.00 Taxes:702.63
20141001-0090465

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$189,900.00** (One Hundred Eighty Nine Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 29th day of September, 2014.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

JEFFREY M. GRISSIM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires OCT 18, 2015

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Richard Warren Forehand and Alison Noel Owen 705 Baugh Road Nashville, TN 37221	First State Bank 480 Oil Well Road Jackson, TN 38305	14210009300

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **DON DOZIER, ADMINISTRATOR pendente lite, FOR THE ESTATE LARRY N. FAGAN, SR.**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RICHARD WARREN FOREHAND AND ALISON NOEL OWEN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE **GRANTEE(S)**, 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. 19 on the Plan of Green Meadow, Section I as of record in Book 5050, Page 92, Register's Office for said County.
Said Lot No. 19 fronts 115 feet on the southerly margin of Baugh Road and extends back 132.17 feet on the westerly line and 130 feet on the easterly line to a line in the rear measuring 115.03 feet thereon.

Being the same property conveyed to Larry N. Fagan and wife, Phyllis C. Fagan by deed from Robert B. Hendley and Douglas C. Whiteside of record in Book 5295, Page 113, Register's Office of Davidson County, Tennessee. Date of recording June 7, 1978. Phyllis C. Fagan having since died on February 23, 2004, being survived by her spouse Larry N. Fagan. Larry N. Fagan also known as Larry N. Fagan, Sr. deceased testate and by the order of the Seventh Circuit (Probate) Court for Davidson County, Tennessee No. 14P-299 dated September 5, 2014 approved and appointed Don Dozier, Administrator pendente lite authorized and empowered to sign all closing documents necessary to convey the real property, including but not limited to the Warranty Deed and Settlement Statement, without joinder of the heirs.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **705 BAUGH ROAD** **NASHVILLE,TN37221**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to allgenders.

WITNESS, this 29th day of September, 2014

Estate Larry N. Fagan, Sr.

BY: X Don Dozier, Administrator
Don Dozier, Administrator, pendente lite

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of September, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Don Dozier** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath is acknowledged to be the **Administrator pendente lite** of **Estate Larry N. Fagan, Sr.**, the within named bargainor, a **Estate**, and that as such being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the **Estate**, by the said **Don Dozier** as such .

Witness my hand and official seal on this the 29th day of September, 2014.

Notary Public

Commission Expires: _____



My Commission Expires OCT. 18, 2016