WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140086354 DEEDWARR
Recvd: 11/17/14 10:28 2 pgs
Fees:13.00 Taxes:592.00
20141117-0105736

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

GREGG W. CLARK
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
My Commission Expires December 5, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Marcus Heflin	Wilson Bank & Trust	097020A32800 CO
(NAME)	(NAME)	
1215 Riverbrook Drive	623 W. Main St.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lebanon TN. 37087	
(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 **SYDNEY M. DOWNING AND HUSBAND JOSHUA LEE DOWNING AND JULIE M. COX, EXECUTOR OF THE ESTATE OF CAROLYN M. EATON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARCUS HEFLIN, MARRIED**, HEREINAFTER CALLED THE GRANTEES, 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. 328, on the plan of Villages of Riverwood, Section One, Phase 3C, as shown on plat of record in Instrument 201304050033853, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sydney M. Downing and husband, Joshua Lee Downing, and Carolyn M. Eaton by Warranty Deed dated 08/26/2013 from Beazer Homes Corp., a Tennessee Corporation of record in Instrument 201308280091001, Register's Office for Davidson County, Tennessee. The said Carolyn M. Eaton having died testate on August 20, 2014 with an ancillary probate estate having been opened in the Seventh Circuit Court for Davidson County, Tennessee, under Docket Number 14P-1629. Pursuant to orders entered in the aforesaid case with the consent of all the beneficiaries, Julie M. Cox was appointed to serve as Executor and letters testamentary were issued. In addition, the court ordered the real estate owned by the decedent known as 1215 Riverbrook Drive, Hermitage, TN 37075 should be treated as probate property and sold by the Executor, Julie M. Cox, with any proceeds being administered as part of the probate estate.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1215 Riverbrook Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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, 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 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 our hands this 7th day of November, 2014.

Sydney M. Downing

Joshua Lee Downing

Julie M. Cox, Executor of the Estate of Carolyn M. Eaton

Julie M. Cox, Executor of the Estate of Carolyn M. Eaton

State of Tennessee

County of Davidson

Personally appeared before me the undersigned, Sydney M. Downing, Joshua Lee Downing and Julie M. Cox, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of November, 2014.

Notary Public Shannon Philbin

My Commission Expires: 7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015