BILL GARRETT, Davidson County
Trans:T20140091263 DEEDWARR
Recvd: 12/05/14 13:33 2 pgs
Fees:13.00 Taxes:647.50
20141205-0111738

**PREPARED BY & RETURN TO:**

**1ST QUALITY TITLE, LLC**
**661 LONE OAK ROAD**
**MT. JULIET, TN 37122**

# WARRANTY DEED

**FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Donna Renee Swallows, Executrix of the The Estate of Hillard Day Roberts has this day bargained and sold and does hereby transfer and convey unto Joel E. Hallman, unmarried man, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:**

Land in Davidson County, Tennessee, being part of Tract No. 4, as shown on survey of the Division of George E. Anderson's Farm George E. Anderson's Farm, not of record, in the 14th Civil District, described according to a survey made by Hickerson and Hickerson Engineers, dated February 6, 1961, as follows:

Beginning in the center of Eatons Creek road at an iron pin 300 feet, north 2 deg. 15' east of the north-easterly corner of the property conveyed to W.T. Johns, by deed of record in Book 2539, Page 275, Register's Office for Davidson County, Tennessee, and running thence north 87 deg West 471.4 feet to an iron pin; thence north 1 deg 15' east 100 feet to an iron pin; thence south 87 deg. East 473.2 feet in the center of Eaton's Creek Road; thence with the center of said road south 2 deg. 15' west 100 feet to the beginning, containing 1.03 acres, more or less, executive of the area contained in said roadway.

Being the same property conveyed to Hillard Day Roberts by Quitclaim Deed from Teresa Renay Roberts, dated February 3, 1997, of record in Book 10344, Page 927, Register's Office for Davidson County, Tennessee. Hillard Day Roberts having since died testate appointing Donna Renee Swallows, Executrix, pursuant to Last Will and Testament of Hillard Day Roberts, and Letters Testamentary filed in the Davidson County Probate Court, Nashville, TN, on December 14, 2013.

This is improved property known as 6229 Eatons Creek Road, Joelton, TN 37080.

**TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Joel E. Hallman, unmarried man, his heirs and assigns, forever.**

**The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.**

**The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.**

**WITNESS OUR HANDS THIS THE 25th day of November, 2014.**

**The Estate ~~of~~ Hillard Day Roberts**

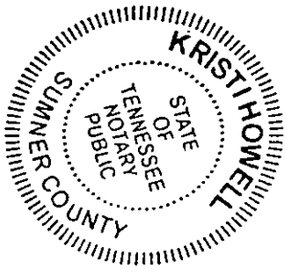
**BY:** Donna Renee Swallows Executrix

**Donna Renee Swallows, Executrix**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**Personally appeared before me, the undersigned, a Notary Public in and for the state and county mentioned, the within named Donna Renee Swallows, Executrix of The Estate of Hillard Day Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, that she executed the within instrument for the purposes therein contained, and who further acknowledges that she is the Executrix of the maker or constituent of the maker, and is authorized by the maker of, by constituent being authorized by the maker, to execute this instrument on behalf of the maker.**

**Witness my hand this 25th day of November, 2014.**




Kristi Howell
**NOTARY PUBLIC**
**MY COMMISSION EXPIRES** 4/20/15

## AFFIDAVIT

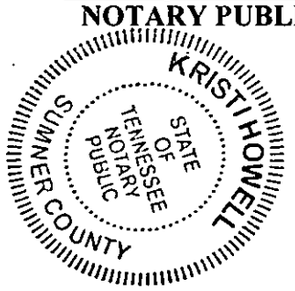
**I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $175,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

X Joel W. Hallman
**Affiant**

**Subscribed and sworn to before me this 25th day of November, 2014.**

Kristi Howell
**NOTARY PUBLIC**

**My Commission Expires:** 4/20/15




**Map & Parcel No.: 021-00-0-039.00**

**Name and address of new owner:**
**Send tax bills to:**
**Joel E. Hallman**
**6229 Eatons Creek Road**
**Joelton, TN 37080**