BILL GARRETT, Davidson County
Trans:T20150004632 DEEDWARR
Recvd: 01/20/15 12:52 2 pgs
Fees:13.00 Taxes:466.20

20150120-0005429

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 126,000.00

Affiant

Subscribed and sworn to before me, this 15th day of January, 2015

Notary Public

My commission expires: March 6 2016

BOX 50-B
PREPARED BY:
RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BRETT NELSON FLENER	**BRETT NELSON FLENER**	**08207048800**
619 N 5TH ST	**619 N 5TH STREET**	
NASHVILLE, TN 37207	**NASHVILLE, TN 37207**	

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 ACKNOWLEDGE, WE,

THE ESTATE OF LOUISE HANCOCK

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

BRETT NELSON FLENER, UNMARRIED

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. 10 ON THE PLAN OF ARRINGTON HEIGHTS, SECTION III, OF RECORD IN BOOK 3300, PAGE 99, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 10 FRONTS 54 FEET ON THE EASTERLY MARGIN OF NORTH 5TH STREET AND EXTENDS BACK 318.97 FEET ON THE NORTHERLY LINE AND 303.62 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 56.14 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO E. LOUISE HANCOCK, BY QUITCLAIM DEED FROM LARRY H. KIMBRO, DATED 12/19/2005 AND RECORDED ON 12/28/2005 IN INSTRUMENT NUMBER 20051228-0155342, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BY QUITCLAIM DEED FROM GERALDINE HARRIS, DATED 12/21/2005 AND RECORDED ON 12/28/2005 IN INSTRUMENT NUMBER 20051228-0155343, SAID REGISTER'S OFFICE. E. LOUISE HANCOCK IS ONE AND THE SAME PERSON AS LOUISE HANCOCK. THE SAID LOUISE HANCOCK HAVING SINCE DIED ON JANUARY 13, 2013 LEAVING A WILL OF RECORD IN DOCKET 14P601 IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE. LARRY H. KIMBRO IS THE APPOINTED EXECUTOR OF THE ESTATE OF LOUISE HANCOCK OF RECORDED IN DOCKET 14P601 IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 619 N 5TH ST, NASHVILLE, TN 37207.

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 in 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 my/our hand(s) this 15th day of January, 2015.

Larry H. Kimbro

THE ESTATE OF LOUISE HANCOCK
BY: LARRY H. KIMBRO
ITS: EXECUTOR

STATE OF Ohio
COUNTY OF Clark/Greene

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **LARRY H. KIMBRO**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is EXECUTOR of THE ESTATE OF LOUISE HANCOCK and that he is authorized by THE ESTATE OF LOUISE HANCOCK to execute this instrument on its behalf..

Witness my hand, at office, this 15th day of January, 2015.

Adrianna K Frizzell
Notary Public

My Commission Expires: Dec. 18, 2018

ADRIANNA K FRIZZELL
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
December 18, 2018