BILL GARRETT, Davidson County
Trans:T20150004987 DEEDWARR
Recvd: 01/21/15 11:03 2 pgs
Fees:13.00 Taxes:592.00
20150121-0005846

This Instrument Prepared By and Return to:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

Warranty Deed

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO.**
David Binkley 901 Marengo Lane Nashville, TN 37204	Same as New Owner	147-14-0-138.00

For good and valuable consideration received, **DONNA COLEMAN AS THE EXECUTRIX OF THE ESTATE OF RUBY CHRISTINE BRECHEEN**, by these presents does transfer and convey unto the Grantee, **DAVID BINKLEY, MARRIED**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Ruby Christine Brecheen**, described as follows:

Land in Davidson County, Tennessee, being Lot No. 430 on the Plan of Candlestick Farms, Section Four of record in Plat Book 3600, Page 71, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 430 fronts 88.8 feet on the southwesterly side of Brewer Drive and extends back 165.0 feet on the northwesterly line and 162.0 feet on the southeasterly line to a dead line in the rear measuring 79.4 feet thereon.

Being the same property conveyed to Russell Brecheen, Jr., and wife, Ruby Ferrell Brecheen, by Warranty deed from Bill Wheeler Construction Company, Inc., of record in Book 3942, page 397, Register's Office for Davidson County, Tennessee, dated September 22, 1965, and recorded on October 4, 1965. The said Russell Brecheen, Jr., having since died on February 18, 2013, leaving a Last Will and Testament filed in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 13P384. The said Ruby Ferrell Brecheen having since died on June 6, 2014, leaving a Last Will and Testament filed in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 14P1495.

Ruby Ferrell Brecheen is one and the same as Ruby Christine Brecheen.

This conveyance is subject to:
- Property Taxes for the year 2015 and subsequent.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 71, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **691 Brewer Drive, Nashville, Tennessee 37211**.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever. And the Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself/herself/itself as **Executrix** of the **THE ESTATE OF RUBY CHRISTINE BRECHEEN**, its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, 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 the 14th DAY OF JANUARY, 2015.

The Estate of Ruby Christine Brecheen

BY: _____
Donna Coleman
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA COLEMAN, EXECUTRIX of the THE ESTATE OF RUBY CHRISTINE BRECHEEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 14th of January, 2015.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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 14th DAY OF JANUARY, 2015.

_____
Notary Public

My Commission Expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016