WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $464,200.00

Kayce Dhue
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 day of March, 2015

J anderson
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Gregory L. Depriest and Rebecca C. Depriest, Husband and Wife	New Owner	117 02 0 155.00
(NAME)	(NAME)	
2202 Leeland Drive		
(ADDRESS)	(ADDRESS)	
Falls Church, VA 22043-1950		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Sixty-Four Thousand Two Hundred And No/100 Dollars ($464,200.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Shirley J. Davis, Executrix of the Estate of Emma Jean Flowers**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gregory L. Depriest and Rebecca C. Depriest, Husband and Wife**, 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. 14 of Block No. 2 on the map of the Stokes Tract, as of record in Book 974, Page 24, Register's Office for said County.
Said Lot No. 14 fronts 100 feet on the easterly side of Woodlawn Avenue and runs back 328.2 feet on the northerly line and 325 feet on the southerly line to a dead line, measuring 54.7 feet thereon.

Being the same property conveyed to Emma Jean Flowers and Edna H. Flowers by Warranty Deed from John L. Harrod and wife, Evelyn K. Harrod dated October 08, 1957 and recorded in Book 2700, Page 255, in said Register's Office for Davidson County, Tennessee. *Edna Hyde Flowers departed this world on or about July 13, 1977 recorded in File No. 77-020889.*
Being the same property conveyed to Emma Jean Flowers by Last Will and Testament from Edna Irene Hyde Flowers dated June 25, 1966 and recorded March 12, 2013 in Instrument No. 20130312-0024437, in said Register's Office for Davidson County, Tennessee.The said Emma Jean Flowers having since died on March 7, 2014. Last Will and Testament of Emma Jean Flowers filed in Probate #14P464, Probate Court of Davidson County, Tennessee. Said Last Will and Testament having named Shirley J. Davis as Executrix of the Estate of Emma Jean Flowers.

File Number: GRN-150245

BILL GARRETT, Davidson County
Trans:T20150017540 DEEDWARR
Recvd: 03/11/15 09:23 2 pgs
Fees:13.00 Taxes:1717.54
20150311-0020702

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2907 Woodlawn Drive, Nashville, TN 37215

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, has 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 2nd day of March, 2015.

Emma Jean Flowers
By: Shirley J. Davis, Exectrix

STATE OF TN

COUNTY OF ~~DAVIDSON~~ Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Shirley J. Davis with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Executrix,the within named bargainor, and that they as such Executrix being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of March, 2015.

Notary Public

My Commission Expires: 12/21/15

(SEAL)

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

File Number: GRN-150245