File Bef
24B

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN AND BRACEY, PLC
140 North Main Street
Goodlettsville, Tennessee 37072

BILL GARRETT, Davidson County
Trans:T20150020969 DEEDWARR
Recvd: 03/23/15 12:31 2 pgs
Fees:13.00 Taxes:851.37
20150323-0024735

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
JOHN M. THETFORD 511 Colice Jeanne Road Nashville, TN 37221	Same	142-11-0-086.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARTA SCHNELKER, Executrix of the Estate of BRENT L. KISER, Deceased,** has this day bargained and sold, and does hereby transfer and convey unto **JOHN M. THETFORD,** an unmarried man, the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 26, as shown on the map entitled Section Two Valley West, of record in Plat Book 3600, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brent L. Kiser, by deed from Philip H. Young and wife, Amy C. Young, of record in Instrument No. 20060622-0074581, dated June 19, 2006, said Register's Office. Being further conveyed to Brent L. Kiser and wife, Linda Schmidt Kiser, by quitclaim deed from Brent L. Kiser, of record in Instrument No. 20070615-0071879, dated June 15, 2007, said Register's Office. Being further conveyed to Brent L. Kiser by quitclaim deed from Linda Schmidt Kiser, of record in Instrument No. 20130909-0094909, dated August 21, 2013, said Register's Office. The said Brent L. Kiser having since died testate on or about November 15, 2014. His Last Will and Testament has been filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 14P2066, Davidson County, Tennessee. Said Will directs the subject property to be administered as part of the Estate, subject to the control of the Executrix, Marta Schnelker.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is $230,100.00.
Subscribed and sworn to before me
this 20th day of March, 2015.
My Commission Expires: 10/5/15

Affiant

Notary Public

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee his (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 20 day of March, 2015.

Marta Schnelker, Exec.
MARTA SCHNELKER, Executrix of the Estate of BRENT L. KISER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E Freeman, a Notary Public in and for said County and State, **MARTA SCHNELKER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Executrix of the Estate of Brent L. Kiser,** the within named bargainor, and that she, as such Executrix, executed the foregoing instrument for the purpose therein contained by signing as Executrix of the Estate of Brent L. Kiser.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 20 day of March, 2015.

NOTARY PUBLIC

My Commission Expires: 01/11/2017

