FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
BILL GARRETT, Davidson County Trans:T20150028579 DEEDWARR Recvd: 04/16/15 10:53 2 pgs Fees:13.00 Taxes:314.50 20150416-0033650	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **April 14, 2015.** Notary Public MY COMMISSION EXPIRES: 2/6/18 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #**15-0088**

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry Andrew Day, III	New Owner	**084 05 0 032.00**
(NAME) **2610 Tiffany Drive**	(NAME) 1426 Chantilly Lane	
(ADDRESS) **Nashville,TN 37206**	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **The Estate of Jean Warren Hannagan, aka Jean Evelyn Hannagan,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Harry Andrew Day, III, a married man,** 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:

Being Lot No. 15 on the Plan of Tiffany Terrace, as of record in Book 2854, page 59, Register's Office for said County.

Said Lot No. 15 fronts 60 feet on the southerly side of Tiffany Drive and extends back between lines, 250.0 feet on the westerly line and 256.7 feet on the easterly line, to a dead line in the rear, measuring 106.0 feet thereon.

Being the same property conveyed to Leland D. Hannagan and wife, Jean Warren Hannagan by Warranty Deed from Tiffany, Incorporated, a Tennessee Corporation, recorded June 8, 1961 in Book 3247, Page 225, Register's Office for Davidson County, Tennessee: The said Leland S. Hannagan having since died vesting property solely to Jean Warren Hannagan, aka Jean Evelyn Hannagan. The said Jean Warren Hannagan having since died on 2/24/2012, vesting property to her only heir at law, Julie King, according to her Last Will and Testament, and Order To Sell Decedent's Real Estate, filed as No. 15P255 on April 10, 2015 in the Probate Court for Davidson County, Tennessee, who appointed Julie King as Executrix for the Estate of Jean Evelyn Hannagan, aka Jean Warren Hannagan.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2610 Tiffany Drive, Nashville, TN 37206**
(House Number) (Street) (City, State) (Zip)

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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **14th** day of **April, 2015**.

The Estate of Jean Warren Hannagan

Julie D. King Executrix

By: Julie King, Executrix

Julie King Personally as Heir at Law

Julie King, Personally as Heir at Law

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Julie King, whom I am personally acquainted and who upon her oath acknowledged herself to be the Executrix of The Estate of Jean Warren Hannagan, aka Jean Evelyn Hannagan, and that she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of The Estate of Jean Warren Hannagan.

WITNESS my hand and official seal on **4/14/2015**.

NOTARY

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 2/6/18

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Julie King**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **14th** day of **April, 2015**.

NOTARY

MY COMMISSION EXPIRES: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY