ADDRESS NEW OWNER:
Lowell Eugene Porter
Robbie E. Porter
151 Pepper Ridge Circle
Antioch, TN 37013

SEND TAX BILL TO:
F&M Bank
10 Cadillac Drive, Suite 100
Brentwood, TN 37027

MAP PARCEL NOS.:
149-5-A 151.00

BILL GARRETT, Davidson County
Trans:T20150029078 DEEDWARR
Recvd: 04/17/15 12:16 3 pgs
Fees:18.00 Taxes:388.50
20150417-0034246

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I, **Brenda McGill, Executrix of The Estate of Sandra Kay Beeman** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Lowell Eugene Porter and Robbie E. Porter, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 151 on the Second Revision to Phase Five, Pepper Ridge Condominiums, as of record in Plat Book 7900, Page 560, Register's Office for Davidson County, Tennessee, with annexation of land in Book 8684, Page 880, corrected, amended and restated in Book 8870, Page 546, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Frances Beeman and Sandra Beeman, both unmarried, as joint tenants with the right of survivorship and not as tenants in common, from H M Properties, Inc., a Tennessee Corporation, by Warranty Deed recorded on September 21, 1993, in Book 9087, Page 222, Register's Office for Davidson County, Tennessee (showing consideration of $84,900.00). The said Frances Beeman died on October 25, 2005, leaving Sandra Beeman as the sole surviving joint tenant. Frances Beeman is one and the same person as Frances Louise Beeman. Sandra Beeman died testate on November 12, 2014. Sandra Beeman is one and the same person as Sandra Kay Beeman. Pursuant to the Last Will and Testament of Sandra Kay Beeman, she directed the subject property to be sold. Brenda McGill is the duly appointed Executrix of The Estate of Sandra Kay Beeman. See Docket No. 14P1983, Circuit Court of Davidson County, Tennessee (Probate Division).

This is property with a common address of **151 Pepper Ridge Circle, Antioch, TN 37013**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.(2) All matters appearing on the Plan of record in Plat Book 7900, Page 560, Register's Office for Davidson County, Tennessee.(3) Master Deed and Declaration of Covenants, Conditions, and Restrictions in Book 7466, Page 248; Book 8672, Page 17; Book 8856, Page 867; Instrument No. 20140307-0019460; Book 8684, Page 880; Book 8870, Page 546; Book 9020, Page 155; and Instrument No. 20120720-0063972, all in said Register's Office.(4) By-Laws of record in Book 11634, Page 91, said Register's Office.(5) Charter for Homeowners Association in Book 7497, Page 462, said Register's office.(6) Easement for Sewer and/or Storm Drainage in Book 7505, Page 804, said Register's Office.

The Grantor further warrants that there are no claims or other matters against the The Estate of Sandra Kay

Beeman that would affect the title to the subject Property desribed herein.

See Letters Testamentary attached hereto and made a part hereof as Exhibit A.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 16th day of April, 2015.

X Brenda McGill Executrix

Brenda McGill, Executrix of The Estate of Sandra Kay Beeman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Brenda McGill, Executrix of The Estate of Sandra Kay Beeman** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **16th** day of **April 2015.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1504-057

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $105,000.00.

X Robin E. Porter
Affiant

Subscribed and sworn before me this 16th day of April, 2015.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Exhibit A

Copy

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **BRENDA MCGILL** DOCKET NO: **14P1983**

*It appearing to the Court that **SANDRA KAY BEEMAN** has died leaving a written Will in which you are appointed **Executor** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **BRENDA MCGILL**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this December 11th, 2014.

RICHARD R. ROOKER, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **BRENDA MCGILL** as **Executor** of the estate of **SANDRA KAY BEEMAN**, deceased, and I do further certify that **BRENDA MCGILL** is still acting **Executor** of the estate of **SANDRA KAY BEEMAN** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the _____ day of _____, 20___.

RICHARD R. ROOKER, Clerk

_____ D.C.