This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Coleen Williams 3242 Moorewood Drive Nashville, TN 37207	Primary Residential Mortgage 1480 North 2200 West Salt Lake City, UT 84116	050150-073.00

BILL GARRETT, Davidson County
Trans:T20150032829 DEEDWARR
Recvd: 04/30/15 11:38 2 pgs
Fees:13.00 Taxes:318.20
20150430-0038744

THIS INDENTURE, made this 29th day of April, 2015 between

The Estate of Mary E. Fuller by Terri Harrison, Executrix

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Coleen Williams, a single woman

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 234 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, Page 5, as amended in Instrument No. and Plat of record in Book 3281, Pages 534, 535 and 536, Register's Office of Davidson County, Tennessee. Said Lot No. 234 fronts 75 feet on the easterly side of Moorewood Drive and extends back 148 feet on the northerly line and 152 feet on the southerly line to a dead line measuring 75.1 feet thereon.

Being the same property conveyed to Robert H. Fuller, Jr., and wife, Mary E. Fuller by Warranty Deed from Cecil Ray Dowlen and wife, Evelyn White Dowlen dated 5-30-64 of record in Book 3766, Page 315, Robert H. Fuller, Jr., having pre-deceased Mary E. Fuller on 10/3/94 as established in Affidavit of Inheritance recorded in Instrument No. 20150112-0003112. Mary E. Fuller aka Mary Effie Fuller having died testate on 11/17/14 as evidenced by Probate File 14P2005, Probate Court Clerk's Office for Davidson County, Tennessee, Terri Harrison being appointed as Executrix. Said Mary Effie Fuller leaving property solely to Frances Ann Shown and Terri Harrison as their sole property.

This is (X) improved ( ) unimproved property known as: 3242 Moorewood Drive, Nashville, TN 37207.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2015 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

The Estate of Mary E. Fuller

By: Terri Harrison - Executrix
Terri Harrison, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Terri Harrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executor of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 29th day of April, 2015.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $86,000.00.

Terri Harrison
Affiant

Sworn to and subscribed before me, this 29th day of April, 2015.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY