Box 14

27178-3

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$45,000.00** Affiant Subscribed and sworn to before me, this the 5th day of May, 2015. Notary Public My commission expires: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150034828 DEEDWARR
Recvd: 05/06/15 09:30 2 pgs
Fees:13.00 Taxes:166.50
20150506-0041223

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Danny Wayne Mayes **Iris Faye Mayes**	**NEW OWNER**	**Map 133-07-0, Parcel 243.00**
3706 Grubbs Road		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I

Tracey E. Boyers, Executrix of the Estate of Guy Von Kooi, deceased

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Danny Wayne Mayes and Iris Faye Mayes, 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. 35 on the Plan of Parma Heights, of record in Book 2133, page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Guy Kooi and wife, Charlotte Kooi, by Deed from E. Scot Ervin, unmarried, dated October 15, 1996, of record in Book 10228, page 268, Register's Office for Davidson County, Tennessee. The said Guy Kooi and Charlotte Kooi having since divorced, the said Charlotte Lynn Kooi quitclaimed her interest in said property to Guy Von Kooi by Quitclaim Deed dated January 18, 2008, of record in Instrument No. 20080215-0015355, Register's Office for Davidson County, Tennessee. Guy Von Kooi died June 30, 2014, leaving a Last Will and Testament, dated February 26, 2014, which was admitted to Probate in the Probate Court of Davidson County, Tennessee, under Case No. 2014P1314, (the "Will"). Pursuant to the provisions of said Will, Tracey E. Boyers, was appointed Executor of the Estate of Guy Von Kooi.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Book 2133, Page 23, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Easement for public utilities of record in Book 2155, page 192, Register's Office for Davidson County, Tennessee.

3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X_) Unimproved (____) property, known as **3706 Grubbs Road, Nashville, TN 37211**

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 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.

Witness my/our hand(s) this **5th** day of **May, 2015.**

Tracey E. Boyers, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tracey E. Boyers with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Executor of the Estate of Guy Von Kooi, deceased, the within named bargainor, and that she as such Executrix being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by herself as Executrix

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of May, 2015.

Notary Public
My Commission Expires: 2/13/17

JOANN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY