When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20150052985 DEEDWARR
Recvd: 07/01/15 10:43 2 pgs
Fees:13.00 Taxes:821.40
20150701-0063583

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Timothy A. Halterman
2004 Hickory Hill Lane
Hermitage, TN 37076

MORTGAGEE:
FirstBank
885 Conference Dr, Ste 100
Goodlettsville, TN 37072

SEND TAX BILLS:
Owner

MAP-PARCEL:
MAP 085 04 0 PARCEL 029.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ruth B. Taylor, Devisee of the Estate of Frances B. Carter f/k/a Frances B. Nuckolls, and L. Susan Taylor, Administratrix of the Estate of Frances B. Carter f/k/a Frances B. Nuckolls,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Timothy A. Halterman, unmarried,** 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. 3 on the Plan of Stones River Estates, Section 1, as of record in Book 2900, Page 139, Register's Office for Davidson County, Tennessee.

Said Lot 3 fronts 131.47 feet on the easterly side of Hickory Hills Lane and extends back between lines 200.19 feet on the northerly side and 198.59 feet on the southerly side to a dead line in the rear on which it measures 141.00 feet.

Being the same property conveyed to Frances B. Carter by Quitclaim Deed from John P. Brown, III, Trustee, of record in Instrument No. 20080229-0019938, Register's Office for Davidson County, Tennessee. Frances B. Carter deceased November 26, 2012, leaving the property to Ruth B. Taylor; L. Susan Taylor was appointed Aministratrix of the Estate of Frances B. Carter f/k/a Frances B. Nuckolls in Order of Probate, January 31, 2013, see Probate Docket No. 13P-143, Davidson County, Tennessee. L. Susan Taylor and Susan Taylor are one and the same person.

This is the same description as in previous deed of record.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record, if any; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 2900, Page 139, Register's Office, Davidson, County, Tennessee.

This is improved property known as **2004 Hickory Hill Lane Hermitage, TN 37076**.

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.

Witness our hands this 2nd day of June, 2015.

Ruth B Taylor By: Susan Taylor, Attorney-in-Fact

Ruth B. Taylor
By: Susan Taylor, Attorney-in-Fact

L. Susan Taylor Administratrix

L. Susan Taylor, Administratrix

STATE OF VIRGINIA
COUNTY OF WASHINGTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Taylor, as Attorney-in-Fact for Ruth B. Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Attorney-in-Fact 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 _____, this 2nd day of June, 2015.

Christie Ann Brummitt #7361194
NOTARY PUBLIC

My Commission Expires: 10/31/2018

CHRISTIE ANN BRUMMITT
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA

STATE OF VIRGINIA
COUNTY OF WASHINGTON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named L. Susan Taylor, Administratrix of the Estate of Frances B. Carter f/k/a Frances B. Nuckolls, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Christie Ann Brummitt #7361194
NOTARY PUBLIC

My Commission Expires: 10/31/2018

CHRISTIE ANN BRUMMITT
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA

STATE OF ~~Tennessee~~ Virginia
COUNTY OF ~~Davidson~~ Washington

The actual consideration or value, whichever is greater for this transfer is $222,000.00.

AFFIANT

Subscribed and sworn to before me this ~~1st~~ 2nd day of June, 2015.

Christie Ann Brummitt #7361194
NOTARY PUBLIC

My Commission Expires: 10/31/2018

CHRISTIE ANN BRUMMITT
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA