BILL GARRETT, Davidson County
Trans:T20150059116 DEEDWARR
Recvd: 07/20/15 16:10 2 pgs
Fees:13.00 Taxes:573.50
20150720-0071001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Wade Deshotels
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF July, 2015.

Brandy Gomez
NOTARY PUBLIC

My Commission Expires: 9/11/17

BRANDY GOMEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Wade Deshotels and Kathy Deshotels 708 Barbara Drive Madison, TN 37115	Wade Deshotels and Kathy Deshotels 708 Barbara Drive Madison, TN 37115	051-03-0-100.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

BOBBY R. LONG, EXECUTOR OF THE ESTATE OF BEVERLY ANN LARSON

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

WADE DESHOTELS AND WIFE, KATHY DESHOTELS

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 92 of Section II, Pleasant Acres, of record in Book 2133, page 75, for said County.

Said Lot fronts 100 feet on the north side of Barbara Drive and runs back 182 feet on the westerly line and 275.4 feet on the easterly line, to a dead line, measuring 162 feet thereon.

Being the same property conveyed to Beverly Larson by deed from Ruth S. Jones of record as Instrument No. 20010611-0061019, Register's Office for Davidson County, Tennessee. The said Beverly Larson having died testate and under Item IV of the Last Will and Testament of Beverly Ann Larson, deceased of record in Probate File

15P118, Probate Court, Davidson County, Tennessee, property was devised to Bobby R. Long, Executor of the Estate of Beverly Ann Larson.

This improved property is known as 708 Barbara Drive, Madison, TN 37115.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 17 day of July, 2015.

Bobby R. Long, Executor of the Estate of
Beverly Ann Larson

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Bobby R. Long, Executor of the Estate of Beverly Ann Larson, the within named bargainor, 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.

Witness my hand and official seal at office, this 17 day of July, 2015.

Notary Public

My commission expires: 9/11/17

