Prepared By & Return To:
Gasser Law, PLLC
511 Enon Springs Road, East
Smyrna, TN 37167

STATE OF TENNESEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Peggy H Carter
Affiant

BILL GARRETT, Davidson County
Trans:T20150070052 DEEDWARR
Recvd: 08/19/15 15:11 2 pgs
Fees:13.00 Taxes:336.70
20150819-0083720

ROBIN ZALESKI STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO ~~BEFORE ME THIS~~ 14TH DAY OF August, 2015

Robin Zaleski
Notary Public
Commission Expires: Nov 20, 2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
168 Charleston Park Nashville, TN 37205	Same	06106008100

WARRANTY DEED

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

Peggy H. Carter, Executrix of the estate of William R. Hill, Sr. and Nathan Tracy Hill, Beneficiary
HEREINATER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Braswell
HEREINAFER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 207 on the Map of Maplewood Heights, second subdivision, as of record in Book 547, pages 103 and 104, Register's Office for said County. Said Lot fronts 102.4 feet on Maplewood Lane and extends back between parallel lines 208.6 feet and 229 feet, respectively, in a southerly direction to the northern boundary of Lot 206 and measures 100 feet along the northern boundary of Lot 206. Being part of the property conveyed to American National Bank of Nashville by deed of J.C. Wilkerson, Substitute Trustee, of record in Book 1038, page 309, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ewing M. Russell and wife, Katherine Morrow Russell, by deed from W.H. Morrow and wife, Iva Morrow, of record Book 1389, page 134, said Register's Office.

Being the same property conveyed to William R. Hill and wife Patsy Morrow Hill by deed of record in Book 1714 page 478, Register's office of Davidson County, Tennessee. The said Patsy Morrow Hill having predeceased William R. Hill. The said William R. Hill having since died testate on or about March 5, 2015. His will probated through (no case number assigned in Rutherford County) Probate Court for Rutherford County, Tennessee devised the property to Peggy H. Carter and Nathan Tray Hill.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 706 Maplewood Lane, Nashville, TN

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 so 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 taxes are pro-rated as of the date of closing and assumed by the Grantees herein; 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this 14th day of August, 2015.

Peggy H. Carter

Peggy H. Carter, Executrix of the estate of William R. Hill, Sr.

Nathan T Hill

Nathan Tracy Hill, Beneficiary

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peggy H. Carter and Nathan Tray Hill, with whom I am personally acquainted or 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 Smyrna, Tennessee this 14th of August, 2015.

Robin Zaleski

Notary Public
My Commission Expires: Nov 20, 2016

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(Notary Seal)