Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150074971 DEEDWARR
Recvd: 09/02/15 14:02 2 pgs
Fees:13.00 Taxes:1124.80
20150902-0089491

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,000.00.

McKenzie Jeasley
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2015

NOTARY PUBLIC

My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017

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:
W. Joan Greene 712 Rivercrest Pass Nashville, TN 37214	New Owner W. Joan Greene	085-14-0A-033.00-CO

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

MARTHA CONE BECK, EXECUTRIX OF THE ESTATE OF DAVID E. SUNSTEAD

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

W. JOAN GREENE, a single woman

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(s) 33, as shown on the map entitled First Revision River Crest, of record in Plat Book 9700, pages 465 and 466, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DAVID E. SUNSTEAD, A MARRIED PERSON, by deed from FRANK BATSON HOMES, INC., of record in Book 11684, page 935, dated September 24, 1999, said Register's Office. The said David E. Sunstead having since died on or about June 11, 2014, leaving a Will which has been filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 14P1385. Said Will

directs the subject property to be administered as part of the Estate, subject to the control of the Executrix, Martha Cone Beck.

This improved property is known as 712 Rivercrest Pass, Nashville, TN 37214.

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 31 day of August, 2015.

Martha Cone Beck, Executrix

Martha Cone Beck, Executrix of the Estate of
David E. Sunstead

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Martha Cone Beck, Executrix of the Estate of David E. Sunstead, 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 31st day of August, 2015.

Notary Public

My commission expires: 8/23/16

MICHAEL PERRY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY