WARRANTY DEED

JENNIFER CHANDLER COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 01-09-2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lester C. McClain	Volunteer State Bank	
(NAME) 324 Flora Maxwell Road	(NAME) 405 Long Hollow Pike	147-07 135.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION 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, WE, **MARILYN NADINE MOON, EXECUTRIX OF THE ESTATE OF RUBY MAI BRADEN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LESTER C. MCCLAIN,** 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 the 5th, formerly the 7th, Civil District of said County, being the Westerly half of Lot No. 23 on the Plan of Chester Maxwell's Subdivision, not of record described according to a survey made by Z. J. Wilkinson, Surveyor, October 7, 1953, as follows:

Beginning on the Southerly margin of Flora Avenue at the Northeast corner of the property conveyed to Phillip Pratt by deed from Chester Maxwell and wife, of record in Book 2298, Page 329, Register's Office for said County, being the corner of Lots Nos. 22 and 23; thence with said Pratt's Easterly line and with the line between said Lots Nos. 22 and 23 Southwardly 125.8 feet; thence along a fence line Eastwardly 50.825 feet; thence Northwardly 135 feet, more or less, to the Southerly margin of said Flora Avenue; thence with said Westwardly 50 feet to the beginning.

Being the same property conveyed by Quitclaim Deed from Elza Braden to Ruby M. Braden, as recorded on the 14th day of February, 1994 in Deed Book 9249, Page 78 and Installment Deed from Chester Maxwell and wife, Flora Maxwell to Elza Braden, Jr. and wife, Ruby Mai Braden, as recorded in Deed Book 2599, Page 296, in the Register's Office of Davidson County, Tennessee.The said Ruby Mai Braden aka Ruby M. Braden has since died leaving a Last Will and Testament that was probated under Docket No. 15P502 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, Marilyn Nadine Moon was appointed to serve as Executrix of the Estate under Article I, and the real property, which includes the subject property, was to be administered as part of the Probate Estate subject to the control of the Executrix, as authorized by TCA 31-2-103 with power to sell the same pursuant to Article VIII of said Will.

This conveyance is subject to (a) 2015 real property taxes; and (b) Easement for Right of Way, recorded in Book 3406, Page 254., said Register's Office.

unimproved
This is improved x property, known as 324 Flora Maxwell Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Davidson County DEEDWARR
Recvd: 10/05/15 16:11 2 pgs
Fees:13.00 Taxes:277.50
20151005-0101433

Witness my hand this 30 day of September, 2015.

ESTATE OF RUBY MAI BRADEN

BY: Marilyn Nadine Moon

MARILYN NADINE MOON, EXECUTRIX

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Marilyn Nadine Moon, 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 Executrix of the Estate of Ruby Mai Braden and executed the within instrument as such Executrix.

Witness my hand and official seal at Nashville, Tennessee this 30 day of September, 2015.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

Notary Public

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)