THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **190,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October, 2015 Notary Public MY COMMISSION EXPIRES: 9-10-18 (AFFIX SEAL)

ASHLEE D. PAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tha Lian	Owner at Property Address	MAP
1228 Crestfield Dr.		PARCEL 172120B09800CO
Nashville,, TN 37211		
(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, I, **Myra Elizabeth Towery, as Executrix of the Estate of Peggy Jean Towery**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tha Lian, an unmarried man**

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. 426 on the Plan of Section Six, Bradford Hills of record in Plat Book 7900, Page 6 and Plat Book 7900, Page 290, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Peggy Jean Towery by Warranty deed from Samuel M. Simmons and wife, Rhonda T. Gregory Simmons of record in Book 9769, page 683, Register's Office for Davidson County, Tennessee, dated August 21, 1995 and recorded on August 22, 1995.

The said Peggy Jean Towery died testate on April 3, 2015, her Estate and Last Will and Testament having been probated in Docket No. 15P601, in the Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division).

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1228 Crestfield Dr., Nashville,, TN 37211.**

Davidson County DEEDWARR
Recvd: 10/09/15 13:33 2 pgs
Fees:13.00 Taxes:703.00
20151009-0103218

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 my hand( ) this the 29th day of September, 2015.

Myra Elizabeth Towery, Executrix

Myra Elizabeth Towery, Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Myra Elizabeth Towery, Executrix of The Estate of Peggy Jean Towery**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she, as Executrix of The Estate of Peggy Jean Towery executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of September, 2015.

My Commission expires: 5-3-16

Notary Public

ROBERT M. LOFTI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Crystal Santi, 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, Ashlee D. Page, a notary public for this county and state, Crystal Santi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page

Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY