WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
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(615) 822-0030 Fax (615) 264-2019
File No.: 215-10074

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $155,000.00.

Christy Parkerson Sessum
Affiant

Sworn to and subscribed before me on this the 28 day of October, 2015.

NOTARY PUBLIC

My Commission Expires: 8-8-17

MORTGAGEE:

FirstBank
318 Seaboard Lane, Suite 205
Franklin, TN 37067

Address New Owner:	Send Tax Bills to:	Map-Parcel
Ms. Christy Parkerson Sessum	Mortgagee	053-06-0 B 057 CO
1967 Waterford Drive		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **PATRICIA BARNES, Executrix of the Estate of Henry P. Strzelecki**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **CHRISTY PARKERSON SESSUM, unmarried**, hereinafter called GRANTEES, their heirs and assigns, their interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot No. 19, Plan Three, Waterford Subdivision, a plat of which is of record in Plat Book 7900, Page 707, Registers' Office for Davidson County, TN to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BILL GARRETT, Davidson County
Trans:T20150092445 DEEDWARR
Recvd: 10/30/15 09:15 2 pgs
Fees:13.00 Taxes:573.50
20151030-0110406

BEING the same property conveyed to HENRY P. STRZELECKI by Quitclaim Deed dated March 30, 2004, and executed by CAROLYN S. STEGNER and recorded as Instrument No. 20040407-0039204, Registers' Office for said County.

The said Henry P. Strzelecki having died March 16, 2015. His estate being probated in Davidson County Probate Court, Docket No. 15P443, appointing Patricia Barnes as Executrix. Patricia Barnes being authorized pursuant to Court Order to sell said real property.

This is improved property known as 1967 Waterford Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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/our) hand(s) this the 28 day of October, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Patricia Barnes, Executrix

PATRICIA BARNES, Executrix
of the Estate of Henry P. P. Strzelecki

STATE OF TENNESSEE COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Patricia Barnes, Executrix, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 28 day of October, 2015.

TAMMY M. LINCOLN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Curtis M. Lincoln

NOTARY PUBLIC

My Commission Expires: 2-6-17