STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 476,000.00 Affiant
Subscribed and sworn before me this the
10 Day of DEC., 2015.
, Deputy Register

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20150104542 DEEDWARR
Recvd: 12/10/15 14:18 4 pgs
Fees:23.00 Taxes:1761.20
20151210-0124493

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $476,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2015.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Barron Solomon	NEW OWNER	
3427 Love Circle		10406011500
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM A. SEXTON, HEIR AT LAW OF THE ESTATE OF RICHARD ALLEN SEXTON, CAROL MEADOWS, HEIR AT LAW OF THE ESTATE OF RICHARD ALLEN SEXTON AND PAUL SEXTON, INDEPENDENT ADMINISTRATOR OF THE ESTATE OF RICHARD ALLEN SEXTON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARRON K. SOLOMON, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 93 and the westerly 10 feet of Lot No. 92 on the Plan of Bransford Realty Company's West End Heights Subdivision of record in Plat Book 332, Page 124, 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 Richard Allen Sexton by Warranty deed from Peter J. Minich, unmarried of record in Instrument No. 20040903-0107153 Register's Office for Davidson County, Tennessee, dated August 25, 2004 and recorded on September 3, 2004. Richard Allen Sexton having since died.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3427 Love Circle, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of November, 2015.

The Estate of Richard Allen Sexton

Paul Sexton, Independent Administrator

STATE OF TEXAS
COUNTY OF TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Paul Sexton, Independent Administrator of the Estate of Richard Allen Sexton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the ~~30th day of November, 2015~~ 3day of December 2015.

Notary Public

My Commission Expires:
03/16/2019

HOLLY INGRAM
Notary Public, State of Texas
My Commission Expires
March 16, 2019

William A. Sexton, Heir at Law

STATE OF Arkansas
COUNTY OF Lonoke

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William A. Sexton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 30th day of November, 2015.

Notary Public

My Commission Expires: 11-11-25

Carol Meadows

Carol Meadows, Heir at Law

STATE OF Tennessee
COUNTY OF Sevier

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carol Meadows with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 30th day of November, 2015.

Beverly T. Boyd

Notary Public

My Commission Expires: 2/27/16

