Box 10-B

BILL GARRETT, Davidson County
Trans: T20160000873 DEEDWARR
Recvd: 01/05/16 14:26 2 pgs
Fees: 13.00 Taxes: 353.35
20160105-0000920

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AUTUMN B. FAIRCLOTH	**FIRSTBANK**	**095-01-0-021.00**
(NAME) **208 DONELSON HILLS DR.**	(NAME) **318 SEABOARD LANE, STE. 205**	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS) **FRANKLIN, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, GEORGE NORMAN, AS PERSONAL REPRESENTATIVE (EXECUTOR) OF THE ESTATE OF VIRGINIA ANN NORMAN, DECEASED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUTUMN B. FAIRCLOTH, UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER 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. 69, as shown on the map entitled Donelson Hills, of record in Plat Book 2331, Page 22 and 23, 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 Virginia Ann Norman, a single person, from Earl W. Bush and wife, June S. Bush, by deed dated November 23, 1983, of record in Book 6184, Page 1, said Register's Office. Virginia Ann Norman has since died testate on or about June 3, 2015. George Norman, the Personal Representative (Executor) has full power to convey said property, pursuant to the Will of record in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 15P1011, Estate of Virginia Ann Norman.

This conveyance is subject to matters shown on the Plan of record in Plat Book 2331. Pages 22 and 23; and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

Grantee herein accepts property in "As Is" condition.

Unimproved ( )
This is improved(X) property, known as **208 DONELSON HILLS DR., NASHVILLE, TN 37214**
(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; 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 31st day of December, 2015.

George Norman

GEORGE NORMAN, AS PERSONAL REPRESENTATIVE (EXECUTOR) OF THE ESTATE OF VIRGINIA ANN NORMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **George Norman, as Personal Representative (Executor) of the Estate of Virginia Ann Norman**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of December, 2015.

My Commission Expires: **November 5, 2018**



Lee A. Cohen

Notary Public