| WARRANTY DEED | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is $145,000.00<br>William G Mills<br>Affiant<br>Subscribed and sworn to before me, this the 26 day of February, 2016.<br>Anna Agee<br>Notary Public<br>My commission expires: 5-8-18<br>(AFFIX SEAL) |
|---|---|

BILL GARRETT, Davidson County
Trans:T20160016180 DEEDWARR
Recvd: 02/29/16 09:25 2 pgs
Fees:13.00 Taxes:536.50
20160229-0018741

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **William G. Mills** | **Farmington Mortgage, a division of CapStar Bank** | **067-00-0-044-00** |
| **5122 Old Hydes Ferry Pike** | **2002 Richard Jones Road, Suite 300A** | |
| **Nashville, TN 37218** | **Nashville, TN 37215** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Jane Simpkins, unmarried, John M. Simpkins, unmarried, Mary Nell Mills, married, Devisees under the Last Will and Testament of Frankie Crouch, joined by Jane Simpkins as Executor under the Last Will and Testament of Frankie Crouch**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**William G. Mills, 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 in the 13th, formerly the 25th, Civil District of said County and State, described according to a survey made by C. J. Carney, Surveyor, May 28, 1955, as follows:**

**Beginning at a point in the center of the Old Hydes Ferry Pike, at the southwest corner of the property conveyed to J. R. Wittermeier and wife, by deed from Hazel T. Whylie, of record in Book 2144, Page 421, Register's Office for said County; thence with the western boundary line of said Wittermeier property, north 23° 30' west 248.5 feet to the southern boundary line of the Tennessee Central Railroad right-of-way; thence with said right-of-way, south 61° west 496 feet to the eastern boundary line of the M. Estes property; thence with Estes line, south 19° 30' east 231 feet to the center of said Pike; thence with the center of said Pike, north 62° 45' east 509.7 feet to the beginning, containing 2.74 acres, more or less.**

**Being all of the same property conveyed to Leonard Doyle Crouch and wife, Frankie Simpkins Crouch, by Deed dated April 15, 1964, from R. C. Taylor and wife, Marguerite Taylor, of record in Book 3708, Page 629, Register's Office for Davidson County, Tennessee. The said Leonard Doyle Crouch died March 8, 1999, and the title vested in Frankie Simpkins Crouch as surviving tenant by the entirety. The said Frankie Simpkins Crouch died December 1, 2015, leaving a Last Will and Testament (the "FSC Will") that has been admitted to probate in the Probate Court (a/k/a Seventh Circuit Court) for Davidson County, Tennessee under Case No. 15P-2020. Pursuant to said Will, the property was devised to Zanie L. Taylor, Mary Nell Mills, Jane Simpkins, Jean S. Rogers, and John M. Simpkins or, more precisely, the survivor(s) of them. Zanie L. Taylor ("ZLT") died January 9, 2014 and Jean S. Rogers ("JSR") died February 23, 2015, both predeceasing the said Frankie Simpkins Crouch, and pursuant to the terms of the FSC Will, the interest which ZLT and JSR would have received has been distributed equally among Mary Nell Mills, Jane Simpkins and John M. Simpkins. Jane Simpkins, as Executor of the Last Will and Testament of Frankie Crouch, has joined in the execution of this Deed to express consent of the Estate to the sale of the above described property and to convey any interest in the property which might be vested in her as Executor or otherwise held by the Estate to the within named Grantee.**

**The property conveyed herein is not now, nor ever has been, the place of residence of the Grantors or their spouses.**

**This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.**

This is improved (__x__) Unimproved (____) property, known as **5122 Old Hydes Ferry Pike, Nashville, TN 37218**

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 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 24 day of **February, 2016.**

Jane Simpkins, Executor

**Jane Simpkins, Executor of the Estate of Frankie Crouch**

Jane Simpkins

**Jane Simpkins**

Mary Nell Mills

**Mary Nell Mills**

John M Simpkins

**John M. Simpkins**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Jane Simpkins, Executor of the Estate of Frankie Crouch,** the within named seller, 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.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of **February, 2016.**

**Notary Public**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**My Commission Expires:** 2/13/17

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Jane Simpkins, Mary Nell Mills, and John M. Simpkins,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of **February, 2016.**

**Notary Public**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**My Commission Expires:** 2/13/17