THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16036926** BILL GARRETT, Davidson County Trans:T20160027091 DEEDWARR Recvd: 04/04/16 14:29 2 pgs Fees:13.00 Taxes:2294.00 20160404-0031876	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $620,000.00. Affiant Subscribed and sworn to before me, this 29th day of March, 2016. Notary Public My Commission Expires: 10/29/17 GREGORY S. GILL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

WARRANTY DEED

Address New Owner: Patrick Donlon and Ellen Donlon 6119 Elizabethan Drive Nashville TN 37205-1256	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115-04-0-096.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher Fonnville Riddell, as Executor of the Estate of Jeanne F. Riddell** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick Donlon and Ellen Donlon, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 123, as shown on the map entitled Hillwood Estates Section 8, of record in Plat Book 2133, page 123, 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 DOUGLAS H. RIDDELL and wife, JEANNE F. RIDDELL, by deed from H. G. HILL REALTY COMPANY, of record in Book 2299, page 483 , dated September 22, 1954 , said Register's Office.

DOUGLAS H. RIDDELL died on or about July 9, 2012, leaving JEANNE F. RIDDELL as the surviving tenant by the entirety.

JEANNE F. RIDDELL died testate, on or about November 7, 2015. Her Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 15P1886, directs the subject property to be administered as part of her Estate, subject to the control of the Executor, CHRISTOPHER FONNVILLE RIDDELL.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 115-04-0-096.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 2133, page 123, said Register's Office.

~~Possible debts and inheritance taxes against the estate of Jeanne F. Riddell~~

This is improved property located at 6119 ~~Elizabeth~~ Drive Nashville TN 37205-1256 Elizabethan

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of March, 2016.

Christopher Fonnville Riddell, as Executor of the Estate of Jeanne F. Riddell

Christopher Fonnville Riddell, as Executor
of the Estate of Jeanne F. Riddell

STATE OF ~~TENNESSEE~~ Georgia)
COUNTY OF ~~DAVIDSON~~ Cobb)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Fonnville Riddell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of the Estate of Jeanne F. Riddell, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of March, 2016.

Renae B. Still
Notary Public

My Commission Expires: 1-10-2017

RENAE B. STILL NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES 01-10-2017