THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20160035070 DEEDWARR
Recvd: 04/28/16 11:27 2 pgs
Fees:13.00 Taxes:3182.00
20160428-0041483

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 860,000.00.

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-6-20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ann Clark, Trustee; Charles T. Clark, Trustee	owner	MAP 158-04-A
2 Valhalla		PARCEL 03600CO
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **William Ray Hearn, Executor of The Estate of Billy Ray Hearn**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Ann Clark, Trustee of the CTC Jr. Trust and Charles T. Clark, Jr., Trustee of the Mark Ann Clark Trust**

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 Lot No. 74 and 75 (now combined) on the Plan of (2 Lot) Final Plat, Lots No. 74 & 75, Otter Wood Subdivision, Section Two of record in Instrument No. 20050414-0041692, 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 Billy Ray Hearn by warranty deed from Michael S. Hackett and wife, Cynthia B. Hackett of record in Book 8232, page 827, Register's Office for Davidson County, Tennessee, dated 10/31/1990 and recorded on 11/07/1990 and also being a portion the same property conveyed to Billy Ray Hearn by quitclaim deed from Billy Ray Hearn as Trustee of the Billy Ray Hearn and Barbara Joan Hearn Marital Trust of record in Book 9944, page 388, Register's Office for Davidson County, Tennessee, dated 02/07/1996 and recorded on 02/09/1996. The said Billy Ray Hearn has since died. Pursuant to the Will of Billy Ray Hearn [filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division; Docket No. 15P-779) all real property of the deceased is to be administered as part of his probate estate subject to the control of his Executor, William Ray Hearn, for purposes of administration.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2 Valhalla, Nashville, TN 37215.**

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, 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 hand this the 27th day of April, 2016.

The Estate of Billy Ray Hearn

BY: William Ray Hearn Ex.
William Ray Hearn, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Ray Hearn, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who acknowledged that he is the Executor of the Estate of Billy Ray Hearn, within named bargainor, and who acknowledged that he did executed the within instrument for the purposes therein contained, having been authorized so to act.

Witness my hand and official seal this the 27th day of April, 2016.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN