THIS INSTRUMENT PREPARED BY:
STEPHEN S. BOWDEN
ATTORNEY AT LAW
111 EAST COMMERCE STREET
LEWISBURG, TN 37091
931/359-6238

Marshall County Title & Escrow
118 Second Avenue South
Lewisburg, TN 37091

BILL GARRETT, Davidson County
Trans:T20160040493 DEEDWARR
Recvd: 05/16/16 09:20 3 pgs
Fees:18.00 Taxes:481.00
20160516-0048282

FOR IDENTIFICATION ONLY:
Map 038 00 0 124.00
Office of Davidson County, TN Assessor of Property
Property Address: 5522 Eaton's Creek Road, Joelton, TN 37080

WARRANTY DEED FROM: **LAURIE D. SPANN HENSLEY AND LISA M. HARGROVE, INDIVIDUALLY, AND AS CO-EXECUTRICES OF THE LAST WILL AND TESTAMENT OF LARRY EUGENE MOODY**

TO: **ADAM N. STENBERG AND MALINDA D. STENBERG, HUSBAND AND WIFE**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and for other good and valuable consideration, we, the undersigned, **LAURIE D. SPANN HENSLEY AND LISA M. HARGROVE, INDIVIDUALLY, AND AS CO-EXECUTRICES OF THE LAST WILL AND TESTAMENT OF LARRY EUGENE MOODY,** have this day bargained and sold, and do hereby sell, transfer and convey unto **ADAM N. STENBERG AND MALINDA D. STENBERG, HUSBAND AND WIFE**, their heirs and assigns in fee simple, all our right, title, interest and estate in and to the following described realty, to-wit:

Land in the Fourteenth (14th), formerly the 24th Civil District of Davidson County, Tennessee, being Tract 2, as described according to a survey by G. Barry Greer, Surveyor, dated February 17, 1971, revised March 31, 1971, as follows:

BEGINNING at a point in the center of Eaton's Creek Road said point being 135 feet south of the southerly line of the property conveyed to Herman H. Ingram and wife, recorded in book 3284, page 577, Register's Office for said County; thence south 87° 30 east 922 feet, more or less to a point; thence south 4° 46' west 156.1 feet to a point; thence north 87° 30' west 870 feet, more or less to a point in the center of Eaton's Creek Road; thence with the center of said road, northwestwardly 163.6 feet to the point of beginning, containing 3.10 acres, more or less.

Being the same property conveyed to Larry E. Moody and wife, Brenda Moody, by Warranty Deed from Time Investment Company, a Tennessee corporation, dated February 25, 1972, and recorded in Book 4581, page 573, Register's Office of Davidson County, Tennessee. Brenda Moody died on November 7, 2010, while married to Larry E. Moody, who acquired the property as the surviving tenant by the entireties. Larry Eugene Moody, the same person as Larry E. Moody, died testate on October 9, 2015, and his Last Will and Testament was admitted to probate in the Circuit Court of Davidson County, Tennessee (Probate Division), Case No. 16P307. Pursuant to decedent's Last Will and Testament, the undersigned, LAURIE D. SPANN HENSLEY and LISA M. HARGROVE, were appointed and were qualified to serve as Co-Executrices, and are also the sole residuary beneficiaries of his estate.

This conveyance is subject to the following:

1. Any existing easements for roads, rights of way or utilities, which may affect the property.

2. All matters shown on the survey by G. Barry Greer, Surveyor, dated February 17, 1971, revised March 31, 1971.

Grantees shall take possession of the above described realty with delivery of this deed. The 2016 real estate taxes shall be prorated.

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns, in fee simple forever.

The GRANTORS covenant that they are lawfully seized and possessed of the granted realty and have a good and lawful right to sell and convey the same; that said property is not encumbered, except as herein stated; and that the GRANTORS will forever warrant and defend the title thereto unto the said GRANTEES, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands this 10th day of May, 2016.

LAURIE D. SPANN HENSLEY, INDIVIDUALLY, AND AS CO-EXECUTRIX OF THE LAST WILL AND TESTAMENT OF LARRY EUGENE MOODY

LISA M. HARGROVE, INDIVIDUALLY, AN AS CO-EXECUTRIX OF THE LAST WILL AND TESTAMENT OF LARRY EUGENE MOODY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the County and State aforesaid, **LAURIE D. SPANN HENSLEY, INDIVIDUALLY, AND AS CO-EXECUTRIX OF THE LAST WILL AND TESTAMENT OF LARRY EUGENE MOODY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of May, 2016.

NOTARY PUBLIC My Commission expires

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the County and State aforesaid, **LISA M. HARGROVE, INDIVIDUALLY, AND AS CO-EXECUTRIX OF THE LAST WILL AND TESTAMENT OF LARRY EUGENE MOODY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of May, 2016.

NOTARY PUBLIC My Commission expires

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Marshall EPA

The undersigned makes oath that the value or consideration of this conveyance is $ 30,000.00.

Affiant

Sworn to and subscribed before me this 10th day of May, 2016.

NOTARY PUBLIC My Commission expires August 27, 2019

ELAINE R. HAMMRICH
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Name and Address of Owners and Persons Responsible for Payment of Real Property Taxes:
Adam N. Stenberg et ux,
Malinda D. Stenberg
5522 Eatons Creek Rd.
Joelton, TN 37080