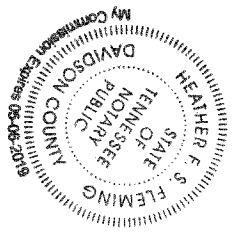
Davidson County	**DEEDWARR**
Recvd: 06/07/16 12:13	**2 pgs**
Fees:13.00 Taxes:536.13	
20160607-0057330	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of May 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert Powers Shollenberger, III	F&M Bank	075 10 0 006.00
(NAME)	(NAME)	
8309 Luree Ln.	PO Box 451	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty-Four Thousand Nine Hundred And No/100 Dollars ($144,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Thelma Burd, Executrix for the Estate of Thelma L. Fox**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert Powers Shollenberger III, Single 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 Lot No. 29 on the Plan of Hermitage Estates, of record in Book 3300, Pages 70 and 71, Register's Office for said County, as follows:

Said Lot No. 29 fronts 80 feet on the northwesterly side of Luree Lane and runs back between parallel lines 150 lines to an alley.

Further being the same property conveyed to Thelma V. Fox (formerly known as Thelma Virginia Lynam Fox Glover) by Quit Claim Deed from Howard Crafton Glover dated August 19, 2010 and recorded September 27, 2010 as Instrument No. 201009270076846, in said Register's Office for Davidson County, Tennessee.

Thelma V. Fox died, testate, on August 23, 2015, her will having been probated in the Circuit Court for Davidson County, Tennnessee, Docket NO. 15P-1767, Thelma Burd having been named Personal Representative/Executrix for the Estate of Thelma V. Fox by Order dated December 4, 2015.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8309 Luree Ln., Hermitage, TN 37076

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, has 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 our hands this 27th day of May, 2016.

Estate of Thelma L. Fox

BY: Thelma Burd
Thelma Burd, Personal Representative

STATE OF Tennessee

County OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Thelma Burd, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged themselves to be the Personal Representative of the Estate of Thelma L. Fox, the within named bargainor, and that she as such Personal Representative being authorized so to do, execute the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 1/29/2020

(SEAL)
TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith
Commission Expires
4-24-2018

File Number: GRN-162822FC