BILL GARRETT, Davidson County
Trans:T20160049072 DEEDWARR
Recvd: 06/09/16 14:55 2 pgs
Fees:13.00 Taxes:370.00
20160609-0058598

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

File No. 16-0260

Map-Parcel No. 106-14-0-002.00

Property Address:
1975 Gatlin Dr., Nashville, TN 37210

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WARRANTY DEED

Send Tax Statements To:
Pamela E. Hiland
1975 Gatlin Drive
Nashville, TN 37210

Grantee's Name, Address:
PAMELA E. HILAND
SAME

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid; and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **VICKIE THIEMAN, ADMINISTRATOR OF THE ESTATE OF CHERYL ANN THIEMAN LUSK, AKA CHERYL A. THIEMAN, DECEASED, and ALEX LUSK, INDIVIDUALLY**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **PAMELA E. HILAND**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being Lot No. 14 on the Plan of Raymond Heights, of record in Plat Book 1424, page 141, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to the Cheryl A. Thieman, unmarried, now known as Cheryl Ann Thieman Lusk, by Warranty Deed from Robert Don Johnson, Executor and Robert Don Johnson and Corinne J. Noel, dated September 30, 1991, and recorded on October 2, 1991, of record in Book 8454, page 741, Register's Office for Davidson County, Tennessee. Cheryl Ann Thieman Lusk died intestate on April 3, 2015. Vickie Thieman has been appointed as Administrator of the Estate of Cheryl Ann Thieman Lusk in the Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 15P879. Alex Lusk is the sole heir-at-law of Cheryl Ann Thieman Lusk.

This is improved property known as, 1975 Gatlin Dr., Nashville, TN 37210.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2016 Davidson County property taxes are a lien not yet due and payable.
2. All matters on the Plan of record in Plat Book 1424, page 141, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4346, page 576, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 6th day of June, 2016.

VICKIE THIEMAN, ADMINISTRATOR OF THE ESTATE OF CHERYL ANN THIEMAN LUSK AKA CHERYL A. THIEMAN

ALEX LUSK, INDIVIDUALLY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said county and state, personally appeared **VICKIE THIEMAN,** with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that she is the **ADMINISTRATOR OF THE ESTATE OF CHERYL ANN THIEMAN LUSK AKA CHERYL A. THIEMAN**, the within named bargainor, and that she as **ADMINISTRATOR,** being authorized so to do, executed the forgoing instrument for the purposes therein contained, by signing the name of the Estate as **ADMINISTRATOR**.

WITNESS my hand and official seal this 6th day of June, 2016.

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission expires: 12-06-16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **ALEX LUSK,** with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that he executed the within instrument for the purposes therein contained as its free act and deed.

WITNESS my hand and official seal this 6th day of June, 2016.

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission expires: 12-06-16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and does hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of **$100,000.00** .

Affiant

SWORN TO and subscribed before me on this 6th day of June, 2016.

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission expires: 12-06-16