STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June, 2016.

Notary Public
MY COMMISSION EXPIRES: 12/10/2019
File No. G16-4575D

D THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Davidson County DEEDWARR
Recvd: 06/17/16 14:37 3 pgs
Fees:18.00 Taxes:592.00
20160617-0061890

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
George F. Ambelang (NAME)	Wells Fargo Bank, N.A. (NAME)	60-2
509 Ewing Drive (STREET ADDRESS)	6200 Park Ave. (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Des Moines, IA 50321 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Thomas Earl Sorrells, Executor of the Estate of H.E. Sorrells**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George F. Ambelang, a married person,** 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:

Being a tract in the 12th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the northern margin Ewing Drive, being the southwest corner of a tract owned by Billy Gregory as of record in deed book 2928, page 133 R.O.D.D.C., Tn., and being the southeast corner of this tract, THENCE: N 10 deg 47 min 05 sec E, 421.7' to an iron pin in the southern line of Lot #63 on the plan of Golden Valley Estates, Section #1 as of record in deed book 4175 page 142 R.O.D.D.C., Tn., THENCE: with the southern line of Golden Valley Estates, Section #1, S 67 deg 24 min 00 sec W, 121.00' to an iron pin, THENCE: N 80 deg 30 min 00 sec w, 96.83 to the eastern right-of-way Gwynnwood Drive, THENCE: with eastern right-of-way Gwynnwood Drive, S 03 deg 07 min 00 S, 401.71' to a point in the intersection of Gwynnwood Drive and Ewing Drive, THENCE: with northern right-of-way Ewing Drive N 83 deg 17 min 00 sec E, 150.21' to the point of beginning containing 1.95 acres more or less as per a survey by C & K Surveyors dated 3/28/2016.

BEING part of the same property conveyed to H.E. Sorrells and wife, Dorothy Jean (Omohundro) Sorrells from Bryan Omohundro, Trustee, by Deed or Instrument of Correction of Description dated September 26, 1968, in Book 4272, Page 916, in the Register's Office for Davidson County, Tennessee. The said Dorothy Jean Sorrells having since died April 13, 2009 leaving the subject property vested in H.E. Sorrells as the surviving tenant by the entirety. The said H.E. Sorrells having since died testate on February 9, 2015. Pursuant to the Last Will and Testament of Hessey Earl Sorrells probated under Case No. 15P486 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Letters Testamentary were issued to Thomas Earl Sorrells to serve as Executor of said Estate. Said Will empowers the Executor to convey the subject property.

H.E. Sorrells and Hessey Earl Sorrells are one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.
2. Easement as recorded in Book 6733, page 956, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 509 Ewing Drive, Nashville, TN 37207.

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. Whenever 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/our hand(s) this 16th day of June, 2016.

ESTATE OF H.E. SORRELLS

By: Thomas Earl Sorrells Exec. June 16, 2016

Thomas Earl Sorrells, Executor Date

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Sumner

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Thomas Earl Sorrells, Executor for Estate of H.E. Sorrells, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of June, 2016.

My Commission Expires: 8-23-16

Notary Public

KRAN L. SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

