NEW OWNER:

THE EARHEART GROUP, LP
9641 LEBANON ROAD
LEBANON, TN 37087

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-0884

Map 63
Group 4
Parcels 26.00 & 27.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160059751 DEEDWARR
Recvd: 07/13/16 08:35 3 pgs
Fees:18.00 Taxes:151.70
20160713-0071500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Forty-One Thousand and 00/100 Dollars ($41,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GARY WAYNE BEARD, SR., EXECUTOR OF THE ESTATE OF PAUL M. FERRELL** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **THE EARHEART GROUP, LP**, ("Grantee"), a Tennessee limited partnership, its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

TRACT I:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 6, Section B of Laurel Heights Subdivision, as shown on the plat of the same of record in Plat Book 3600, Page 44, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property. Said Lot fronts 95 feet on Paula Drive.

Being the same property conveyed to Paul Melvin Ferrell by Warranty Deed from C.L. Ferrell (deceased) and Pauline R. Ferrell, dated November 10, 1995, and of record in Book 9889, Page 449, Register's Office for DAVIDSON County, Tennessee. Paul Melvin Ferrell a/k/a Paul M. Ferrell is now deceased, having died testate in Davidson County, Tennessee. For further reference to title, see the probate of the Estate of Paul M. Ferrell, of record in Docket No. :15P2099, in the Circuit Court for Davidson County, Tennessee (Probate Division), whereby the real property herein shall be

made a part of his probate estate and the appointed Executor, Gary Wayne Beard, Sr. shall have the authority to sell the property herein without the joinder of any beneficiaries as a part of the administration thereof.

TRACT II:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 8, Section B of Laurel Heights Subdivision, as shown on the plat of the same of record in Plat Book 3600, Page 44, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property. Said Lot fronts 90 feet on Paula Drive.

Being the same property conveyed to Paul Melvin Ferrell by Warranty Deed from Pauline R. Ferrell, dated June 24, 1992, and of record in Book 8724, Page 399, Register's Office for DAVIDSON County, Tennessee. Paul Melvin Ferrell a/k/a Paul M. Ferrell is now deceased, having died testate in Davidson County, Tennessee. For further reference to title, see the probate of the Estate of Paul M. Ferrell, of record in Docket No. :15P2099, in the Circuit Court for Davidson County, Tennessee (Probate Division), whereby the real property herein shall be made a part of his probate estate and the appointed Executor, Gary Wayne Beard, Sr. shall have the authority to sell the property herein without the joinder of any beneficiaries as a part of the administration thereof.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS UNIMPROVED PROPERTY which has the address of **0 PAULA DRIVE, OLD HICKORY , TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3600, Page 44, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 11th day of July, 2016.

Gary Wayne Beard Sr, Executor

GARY WAYNE BEARD, SR., EXECUTOR OF THE ESTATE OF PAUL M. FERRELL

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GARY WAYNE BEARD, SR., EXECUTOR OF THE ESTATE OF PAUL M. FERRELL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of July, 2016.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$41,000.00** .

AFFIANT

Sworn to and subscribed to before me this 11th day of July, 2016.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018