WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
DAVIDSON COUNTY
NOTARY PUBLIC
SANDY BALENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Regina Fay Patton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2016.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marsha Mauney	Marsha Mauney	02900008000
(NAME)	(NAME)	
3505 Central Ave.	3505 Central Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Regina Fay Patton, Executrix of the Estate of Faye Deane Willis, deceased and as Trustee of the Testamentary Trust established under the Last Will and Testament of the said Faye Deane Willis., HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marsha Mauney, a single person, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in the 10th Civil District of Davidson County, Tennessee, described in part according to a survey made by John B. Kohl, III, Registered Land Surveyor, Tennessee No. 100, dated May 26, 1977, Job No. W2-15021-W, revised June, 1977, as follows:

BEGINNING in the westerly margin of Eatons Creek Road at the southeast corner of the Property conveyed to Thomas L. Miles and wife by deed from Hughlan E. Walker and wife, of record in Book 4779, page 67, Register's Office for said County; thence with the westerly margin of Eatons Creek Road south 26 deg. 10' west 122.8 feet to the northeast corner of Guy Young's property, according to said survey; thence with the northerly line of said Young's property south 88 deg. 30' west 402.8 feet; thence north 1 deg. 30' east 100 feet to the southwest corner of said Miles' property; thence with the southerly line of said Miles' property north 87 deg. 48' east 460.81 feet to the point of beginning.

Being the same property conveyed to the Grantors herein by two deeds, one to James E. Willis and Wife, Fay W. Willis, from Hughlan E. Walker and wife, Lena S. Walker, of record in Book 2796, Page 252, Register's Office for Davidson County, Tennessee, and the other to James Willis and Wife, Faye Willis, from Hughlan Walker and wife, Lena Walker, of record in Book 4932, Page 778, Register's Office for Davidson County, Tennessee. The said James Willis having since died on January 10, 1995 leaving Fay Willis as the surviving tenant by the entirety. The said Fay Willis having since died on January 1, 2016 and her estate is being probated under Docket No. 16P47 in the Circuit Court, Probate Division of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

BILL GARRETT, Davidson County
Trans: T20160065943 DEEDWARR
Recvd: 08/01/16 13:49 2 pgs
Fees: 13.00 Taxes: 591.63
20160801-0079120

unimproved ☐

This is improved ☑ property, known as 5887 Eatons Creek Rd., Joelton, TN 37080

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 my hand this 29th day of July, 2016.

Regina Fay Patton

Regina Fay Patton, Executrix of The Estate of
Faye Deane Willis, deceased, and as Trustee
of the Testamentary Trust established under the
Last Will and Testament of the said Faye Dean Willis.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Return To:
STATE OF TN
COUNTY OF Davidson

On this the 29th day of July, 2016, before me personally appeared **Regina Fay Patton** to me known (or who proved to me on the basis of satisfactory evidence) to be the **Executrix of the Estate of Faye Dean Willis,** who, upon oath, acknowledged that she executed the foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this the 29th day of July, 2016.

My commission expires:
11-5-19

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sandy Balent
Notary Public

STATE OF TN
COUNTY OF Davidson

On this the 29th day of July, 2016, before me personally appeared **Regina Fay Patton** to me known (or who proved to me on the basis of satisfactory evidence) to be the **Trustee of the Testamentary Trust established under the Last Will and Testament of the said Faye Deane Willis,** who, upon oath, acknowledged that she executed the foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this the 29th day of July, 2016.

My commission expires:
11-5-19

Sandy Balent
Notary Public

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY