THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 299,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST, 2016. Notary Public MY COMMISSION EXPIRES: [illegible] (AFFIX SEAL)

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-30-2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Garrett	Peoples Home Equity	MAP 073-13
1714 Welcome Ln	120 N. Seven Oaks	PARCEL 089-00
Nashville, TN 37216-4116	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **John L. Teal, Executor of the Estate of Mary Vanessa Jackson**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Garrett, an unmarried man**

HEREINAFTER CALLED THE GRANTEE, HIS 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. 121 on the Plan of Section II, Henderson Gardens of record in Plat Book 2900, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leland C. Jackson and Mary Vanessa Jackson by Warranty deed from Charles A. Wheeler, Jr. and wife, Alice Thomas Wheeler of record in Book 3529, page 3, Register's Office for Davidson County, Tennessee, dated March 11, 1963 and recorded on March 12, 1963.

Mary Vanessa Jackson was also known as Vanessa J. Jackson. Mary Vanessa Jackson died November 24, 2012, having been predeceased by her husband, Leland C. Jackson. Her Will was probated at Docket No. 13P922 in the Seventh Circuit Court for Davidson County, TN, Probate Division, John L. Teal was named as the Executor. The Order naming John L. Teal as Executor was also recorded at Instrument No. 20150930-0099455. Pursuant to the Last Will and Testament, the Executor is invested with the power of sale of the herein described real property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1714 Welcome Ln, Nashville, TN 37216-4116.**

BILL GARRETT, Davidson County
Trans: T20160069312 DEEDWARR
Recvd: 08/10/16 13:11 2 pgs
Fees: 13.00 Taxes: 1109.63
20160810-0083269

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 the 4th day of August, 2016.

Estate of Mary Vanessa Jackson

BY: John L. Teal Executor
John L. Teal, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared John L. Teal, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the Estate of Mary Vanessa Jackson, and as Executor is authorized and empowered to execute this instrument on behalf of the Estate of Mary Vanessa Jackson.

Witness my hand and seal this the 4th day of August, 2016.

My Commission expires 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN