BILL GARRETT, Davidson County
Trans:T20160092337 DEEDWARR
Recvd: 10/19/16 12:02 2 pgs
Fees:13.00 Taxes:669.70
20161019-0110499

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October, 2016.

Notary Public
MY COMMISSION EXPIRES: 4-20-20

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. G16-6155D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rozell Wester (NAME)	Same (NAME)	33-8-2
107 Hardaway Drive (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(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, **Wendy Deal, Executrix for The Estate of Bob McDonald Lee**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rozell Wester, 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:

Land in Davidson County, Tennessee, being Lot No. 263 on the plan of GATEWOOD SUBDIVISION, SECTION 1, as shown by plat of record in Plat Book 3300, Pages 47-52, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 263 fronts 173 feet on the westerly side of Hardaway Drive and runs back between lines, 230.5 feet on the southerly side and 239.1 feet on the northerly line, to a point at the rear of said lot.

BEING the same property conveyed to Bob McDonald Lee and wife, Juanita Lee from Gatewood Development Company, Inc., a Tennessee corporation, by Deed dated August 19, 1965, in Book 3927, Page 566, in the Register's Office for Davidson County, Tennessee. The said Juanita Lee having since died vesting Bob McDonald Lee as surviving tenant by the entirety. The said Bob McDonald Lee having died testate on April 26, 2016. Pursuant to the last will and testament for Bob McDonald Lee probated under Case No. 16P1030 in the Probate Court for Davidson County, Tennessee, Letters Testamentary were issued to Wendy Deal to serve as Executrix. Said Will authorizes Executrix to sell the property and execute all documents related there to.

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

1. Restrictions as recorded in Book 3370, page 121, Book 3398, page 438, and Book 3375, page 249, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3300, pages 47-52, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and 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 107 Hardaway Drive, Goodlettsville, TN 37072.

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 7th day of October, 2016.

THE ESTATE OF BOB MCDONALD LEE

By: Wendy Deal, Executrix
Wendy Deal, Executrix

October 07, 2016
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Wendy Deal, Executrix for The Estate of Bob McDonald Lee, 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 Executrix 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 7th day of October, 2016.

My Commission Expires: 8-17-20

Notary Public

PREPARED BY AND RETURN TO:

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