Box#14
G#28950-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160096387 DEEDWARR
Recvd: 11/01/16 09:46 2 pgs
Fees:13.00 Taxes:647.50
20161101-0115239

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$175,000.00**

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2016.

Notary Public

My commission expires: 2/13/17

(AFFIX SEAL)

JOSHUA COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Katie E. Garland	**Regions Bank d/b/a Regions Mortgage**	**Map 142-11-0 Parcel 038.00**
506-B Colice Jeanne Road	**Department 2520 P.O. Box 2153**	
Nashville, TN 37221	**Birmingham, AL 35287**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Judith Lynn Hill, Executrix of the Estate of Charlotte H. Martin a/k/a Charlotte Ann Martin, joined by Judith Lynn Hill, as the sole devisee under the Will of Charlotte H. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katie E. Garland, an unmarried woman

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.86-A, on the Plan of Zone Lot Division Lot No. 86, Section 2, Valley West, of record in Book 3600, Page 86, amended in Book 5800, Page 229, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Charlotte H. Martin, unmarried, by Deed from William Gerald Odom and wife, Kathy B. Odom, of record in Book 7785, Page 189, Register's Office for Davidson County, Tennessee.

THE said Charlotte H. Martin, died testate on July 11, 2016, and pursuant to Probate Case No. 16P1485, filed September 14,2016 in the Probate Division of Circuit Court of Davidson County, Tennessee, the subject property is devised to Judith Lynn Hill, individually and as Executor of the Estate of Charlotte H. Martin. Charlotte H. Martin also known as Charlotte Ann Martin.

THE conveyance of the above described parcel of land is subject to the following exceptions:

1) All matters shown on the Plan of record in Plat Book 5800, Page 229, and amended in Plat Book 3600, Page 86, said Register's Office for Davidson County, Tennessee:

2) Restrictive Covenants contained in instrument of record in Book 6095, Page 683, Register's Office for Davidson County, Tennessee.

3) Taxes for the current year which have been prorated and paid by the Grantor, and subsequent years not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **506-B Colice Jeanne Road, Nashville, TN 37221**

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 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. 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/our hand(s) this **31st** day of **October, 2016.**

Judith Lynn Hill, Executrix

Judith Lynn Hill, Executrix of the Estate of Charlotte H. Martin a/k/a Charlotte Ann Martin

Judith Lynn Hill

Judith Lynn Hill, as an Individual

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Judith Lynn Hill, Executrix of the and Estate of Charlotte Ann Martin, Judith Lynn Hill, as an Individual,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **October, 2016.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17