BILL GARRETT, Davidson County
Trans:T20160098170 DEEDWARR
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Fees:13.00 Taxes:984.20

20161107-0117377

ADDRESS NEW OWNERS and
SEND TAX BILLS:
ANDRA MOORE EGGLESTON

2437 Eastland Ave.
Nashville, TN 37206

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

**MAP PARCEL NUMBER:**
**42-7-7**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, FRANK B. LOUTHAN, III, both individually and as executor of the estate of FRANK B. LOUTHAN, JR., and CATHERINE OLIVER, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to ANDRA MOORE EGGLESTON, a married woman, as her sole and separate non-marital property, hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

> Being Lot No. 47 on the Plan of Section Two, Morning View Subdivision, as of record in Book 2133, Page 99, Register's Office for said County.
>
> Said Lot 47 fronts 186 feet on the westerly side of Graycroft Avenue and runs back 217.45 feet on the northerly line and 218.79 feet on the southerly liine, to a dead line, measuring 186 feet thereon.
>
> Being the property conveyed to Frank B.Louthan, Jr. and wife, June P. Louthan from Frank B.Louthan, Jr. by Quitclaim Deed Record on February 11, 2012 in Record Book 7467, Page 910, Register's Office for Davidson, County Tennessee. June P. Louthan having predeceased her husband on March 30, 2001. Frank B. Louthan, Jr. died on April 28, 2016 leaving a Last Will and Testament of record in Docket No. 16P-941 Davidson County Probate Court which left his estate to his children Frank B. Louthan, III and Catherine Louthan. Catherine Louthan and Catherine Oliver being one and the same person.

Subject to all matters shown on the above referenced plat and to restrictions of record.
This is improved property known as 805 Graycroft Ave, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 2 day of November, 2016.

FRANK B. LOUTHAN, III, both individually and as executor of the estate of Frank B. Louthan, Jr.

CATHERINE OLIVER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, FRANK B. LOUTHAN, III., the within named bargainor 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, in the capacities herein stated.

Witness my hand at office this 2 day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, CATHERINE OLIVER, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 2 day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $266,000.00.

AFFIANT

Subscribed to and sworn before me, this the 2 day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
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