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 $ 225,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2016. Notary Public MY COMMISSION EXPIRES: 1-6-20 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160110623 DEEDWARR
Recvd: 12/16/16 10:06 2 pgs
Fees: 13.00 Taxes: 832.50
20161216-0131989

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lance Greenwalt	owner	MAP 129-12
947 Percy Warner Boulevard		PARCEL 039-00
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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Gail Warner Griffin, Executrix of The Estate of Michael Gregory Warner**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lance Greenwalt and Suzanne Greenwalt, husband and wife**

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. 233 on the Plan of Section 1, Warner Park Valley of record in Plat Book 3600, Page 12, 13, and 14, 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 Michael Gregory Warner by quitclaim deed from Margaret Gail Warner Griffin, Co-Trustee of record in Instrument No. 20040506-0051837 Register's Office for Davidson County, Tennessee, dated 03/06/2004 and recorded on 05/06/2004. Michael Gregory Warner has since died. The Last Will and Testament of Michael Gregory Warner is filed with the Circuit Court of Davidson County, Tennessee (Probate Division) under Docket No. 16P903. By order of the Court dated November 18, 2016, the Executrix was authorized to sell the described property; a copy of the Order is recorded simultaneously herewith. #20161216-0131988

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 **947 Percy Warner Boulevard; Nashville, TN 37205.**

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. 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 15th day of December, 2016.

The Estate of Michael Gregory Warner

BY: Gail Warner Griffin Executrix
Gail Warner Griffin, EXECUTRIX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Gail Warner Griffin** with whom I am personally acquainted and who upon her oath acknowledged herself to be the EXECUTRIX of **The Estate of Michael Gregory Warner** the within named Estate, and that she as such EXECUTRIX, being authorized to do so by the Court, did execute the foregoing instrument for the purposes therein contained by signing for the Estate, by the said **Gail Warner Griffin** as such Executrix.

Witness my hand and seal this the 15th day of December, 2016.

My Commission expires 6-20

Notary Public

