WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160112040 DEEDWARR
Recvd: 12/20/16 14:53 4 pgs
Fees:23.00 Taxes:758.50
20161220-0133752

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Granger E. Brown	Same as new owner	128-11-0-020.00
(NAME)	(NAME)	
569 Holt Valley Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, ANN CALHOUN, MARY TYGRET, LINDA EVANS AND ANDREA FLOWERS-HOUSEHOLTER, CO-EXECUTRIXES OF LINDA B. BOOTH ESTATE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GRANGER E. BROWN AND KELLY ELIZABETH TRIANA, 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(s) 22, as shown on the map entitled the Plan of Holt Meadows, of record in Book 4300, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LINDA B. BOOTH, by deed from CHARLOTTE Y. AMBURGEY, of record in Instrument No. 20080924-0097304, dated September 24, 2008, said Register's Office. The said Linda B. Booth having since died testate on or about July 11, 2016, ANN CALHOUN, MARY TYGRET, LINDA EVANS AND ANDREA FLOWERS-HOUSEHOLTER, CO EXECUTRIXES OF LINDA B. BOOTH ESTATE, has full power to convey property pursuant to the will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 16P1403.

This conveyance is subject to: 2016 property taxes which are due and payable, but not yet delinquent; all matters as shown on the map entitled the Plan of Holt Meadows, of record in Book 4300, page 174, Register's Office for said County; and any and all easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 569 Holt Valley Road, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 16th day of December, 2016.

Ann Calhoun

Ann Calhoun, Co-Executrix of the Linda B. Booth Estate

Mary Tygret

Mary Tygret, Co-Executrix of the Linda B. Booth Estate

Andrea Flowers-Householter, Co-Executrix of the Linda B. Booth Estate

Linda Evans, Co-Executrix of the Linda B. Booth Estate

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ann Calhoun, 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 and official seal at office, this 16th day of December, 2016.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/4/18

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Tygret, 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 and official seal at Ofc, this 16th day of December, 2016.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/18

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda Evans, 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 and official seal at _____, this _____ day of December, 2016.

Notary Public

My Commission Expires:

STATE OF Oklahoma)
COUNTY OF Oklahoma)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrea Flowers-Householter, 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 and official seal at _____, this 15th day of December, 2016.

Notary Public

My Commission Expires: 02/05/2017

BRIAN J. CORLEY
NOTARY
09001250
EXP. 02/05/17
PUBLIC
STATE OF OKLAHOMA

unimproved ☐

This is improved ☒ property, known as 569 Holt Valley Road, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 15th day of December, 2016.

Ann Calhoun, Co-Executrix of the Linda B. Booth Estate

Mary Tygret, Co-Executrix of the Linda B. Booth Estate

Andrea Flowers-Householter, Co-Executrix of the Linda B. Booth Estate

Linda Evans, Co-Executrix of the Linda B. Booth Estate

STATE OF Georgia)
COUNTY OF Forsyth)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA EVANS ~~Ann Calhoun~~, 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 and official seal at 2:35pm, this 15 day of December, 2016.

Notary Public

TRUDIE BERRY NOTARY EXPIRES GEORGIA Jan. 21, 2017 PUBLIC FORSYTH COUNTY

My Commission Expires:

STATE OF Aco)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Tygret, 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.