THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **236,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2016. Notary Public MY COMMISSION EXPIRES: March 3, 2020 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160113000 DEEDWARR
Recvd: 12/22/16 11:50 2 pgs
Fees:13.00 Taxes:873.20
20161222-0134802

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Faye Piercy Hendrickson	F & M Bank	MAP 142-09-0H-
8927 Sawyer Brown Road	P O BOX 451	PARCEL -131.00-CO
Nashville, TN 37221	Clarksville, TN 37041	
(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, **Renee Pierce, Executrix of the Estate of Helen Hatcher Stratton**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Faye Piercy Hendrickson, a married woman**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 8927, together with the carport designated as No. 8927-C of Final Subdivision Plat, River Plantation Section IX - Phase IIF, a Condominium Development of record in Plat Book 7900, Pages 672 and 673, and established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing River Plantation of record in Book 8061, Page 341, as amended in Book 9247, Page 951 and Book 9326, page 713, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit in Plat Book 7900, Pages 672 and 673; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Helen Stratton, an unmarried woman, by Warranty deed from John Ossolinski of record in Instrument No. 20040707-0080803 Register's Office for Davidson County, Tennessee, dated June 30, 2004 and recorded on July 7, 2004. The said Helen Stratton (a/k/a Helen Hatcher Stratton) died May 16, 2016; her Last Will and Testament has been probated in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Docket number 16P-1009. Pursuant to an Order Granting Petition for Sale and Division of Property dated November 23, 2016, the Executrix, Renee Pierce, was authorized to execute all instruments necessary to effectuate the sale.

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 **8927 Sawyer Brown 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 21st day of December, 2016.

Estate of Helen Hatcher Stratton

BY: Renee Pierce Executrix
Renee Pierce, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Renee Pierce, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the EXECUTRIX of the **Estate of Helen Hatcher Stratton**, and is authorized by the Court to execute this instrument on behalf of the Estate as such Executrix.

Witness my hand and seal this the 21st day of December, 2016.

My Commission expires 1-6-20

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY