BILL GARRETT, Davidson County
Trans:T20170008174 DEEDWARR
Recvd: 01/27/17 14:45 2 pgs
Fees:13.00 Taxes:476.93
20170127-0009224

Prepared By & Return To:
Tennessee Title Services, LLC.
101 Springhouse Court, Suite 202
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of January, 2017.

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

Notary Public
Commission Expires: 11-2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Two Tuckers, LLC 709 Crescent Rd. Nashville, TN 37205	CASH NEW OWNER	120-01-0-069.00

WARRANTY DEED

FOR AND IN 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/WE,

Billie E. Key as Executrix of the Estate of Ruth Hensley Willis and as Devisee of the Last Will and Testament of Ruth Hensley Willis

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Two Tuckers, LLC

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. 12 on the Map of Miro Meadows, of record in Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more particular description.

BEING the same property conveyed to Neal Allen Willis and Ruth Hensley, by Warranty Deed from C & R, Inc., dated 6/18/1949 and recorded 6/27/1949 in Book 1727, Page 405, in the Register's Office of Davidson County, Tennessee. The said Neal Allen Willis having since died and subject property having been further conveyed to Ruth Hensley Willis by Quitclaim Deed from his heirs at law, Nelson Willis, Jr., Eugene Willis and Mrs. Lucille Woodward, dated 7/3/1974 and recorded 8/2/1974 in Book 4840, Page 304, in the Register's Office of Davidson County, Tennessee.
The said Ruth Hensley Willis having since died testate on August 30, 2016 and by her Last Will and Testament filed under Docket No. 16P1700, in the Probate Court for Davidson County, Tennessee, she devised subject property to Billie E. Key. The said Billie E. Key having been appointed Executrix of the Estate by Order filed 11/3/16 under Docket No. 16P1700, in the Probate Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1218 Kermit Dr., Nashville, TN 37217.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24th day of January, 2017.

Billie E Key

Billie E. Key as Executrix of the Estate of Ruth Hensley Willis

Billie E Key

Billie E. Key as Devisee of the ~~Last~~ Will and Testament of Ruth Hensley Willis

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billie E. Key, with whom I am personally acquainted and who proved herself to be the Executrix of the Estate of Ruth Hensley Willis, the bargainor, and who, being authorized to do so, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 24th day of January, 2017.

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Brenda Huntsman

Notary Public
My Commission Expires: 11/20/18

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billie E. Key, with whom I am personally acquainted and who proved herself to be the Devisee of the Last Will and Testament of Ruth Hensley Willis, the bargainor, and who, being authorized to do so, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 24th day of January, 2017.

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Brenda Huntsman

Notary Public
My Commission Expires: 11/20/18