BILL GARRETT, Davidson County
Trans:T20170014967 DEEDWARR
Recvd: 02/21/17 09:46 2 pgs
Fees:13.00 Taxes:592.00
20170221-0017014

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16870

Send Tax Bills To:
John E. Condon and Mary L. Rucker
1522 Spence Court
Nashville, TN 37210

New Owner is:
John E. Condon and Mary L. Rucker
1522 Spence Court
Nashville, TN 37210

MAP: 094-16-0

PARCEL: 006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **The Estate of Dorothy Hunsucker McKee, Marshal M. Snyder, Executor,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **John E. Condon and Mary L. Rucker, tenants in common with right of survivorship,** hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **1522 Spence Lane, Nashville, TN 37210**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 28 on the Map of Spence Circle, First Addition, of record in Book 1835, Page 43, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Dorothy Hunsucker McKee by Warranty Deed from Frank L. French and wife, Fernande French, dated 1/20/58 and recorded 2/18/58 in Book 2738, Page 416, Register's Office for Davidson County, Tennessee. The said Dorothy Hunsucker McKee died unmarried and testate on 8/14/16, and pursuant to her Last Will and Testament, Order of Probate and Letters Testamentary filed 10/5/16 in Docket No. 16P1596 in the Circuit Court of Davidson County, Tennessee (Probate Division), Marshall M. Snyder was appointed as Executor.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind itself and its heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of February, 2017.

GRANTOR(S):

ESTATE OF DOROTHY HUNSUCKER MCKEE

MARSHAL M. SNYDER, EXECUTOR

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Marshall M. Snyder,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself to be the **Executor** of the **Estate of Dorothy Hunsucker McKee** the within named bargainor, and that he as such **Executor**, executed the foregoing instrument for the purposes therein contained

Witness my hand and seal on this the 15th day of February, 2017.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$160,000.00**.

AFFIANT

SWORN TO and subscribed before me this 15th day of February, 2017.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires: _____