BILL GARRETT, Davidson County
Trans:T20170027355 DEEDWARR
Recvd: 03/31/17 13:59 2 pgs
Fees:13.00 Taxes:954.60
20170331-0031630

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $258,000.00.

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 29 day of March, 2017.

Notary Public
My commission expires: 12-1-2020

06-1702-76653

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Mary E. Wright<br>104 Keeneland Drive<br>Hermitage TN 37076 | FirstBank ISAOA, ATIMA<br>318 Seaboard Lane, Suite 205<br>Franklin, TN 37067 | 064-12-0-C-104.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard E. Aldridge, Sr., unmarried, and Cynthia L. Beard, unmarried, devisees of the Estate of Cleo W. Aldridge, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mary E. Wright, unmarried**, hereinafter called the Grantees, their successors 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. 104, on the Plan of Phase One, Lexington, of record in Book 6250, Page 340, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eugene V. Aldridge, Jr. and wife, Cleo W. Aldridge by deed from William Frasch and wife, Sherry Frasch, dated October 30, 1987, recorded November 3, 1987, of record in Book 7394, Page 712, Register's Office for Davidson County, Tennessee. The said Eugene V. Aldridge having since died on January 27, 1992, leaving Cleo W. Aldridge surviving tenant by the entirety. The said Cleo W. Aldridge having since died testate on November 6, 2015. Her Estate is open and being probated before the Seventh circuit Court for Davidson County, Tennessee, Probate Division, Case No. 16P-964, Probate for Davidson County, Tennessee. The Last Will and Testament of Cleo W. Aldridge devised subject property to Richard E. Aldridge and Cynthia L. Beard.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Richard E. Aldridge, Sr., Executor of the Estate of Cleo W. Aldridge, deceased, joins in the execution of this instrument for the purposes of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

Richard E. Aldridge, Sr., and Richard E. Aldridge are one and the same.

This property is improved property known as 104 Keeneland Drive, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29 day of March, 2017.

Richard E. Aldridge, Sr., Individually and as Executor of the Estate of Cleo W. Aldridge

Cynthia L. Beard

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Cynthia L. Beard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, Tennessee, this 29th day of March, 2017.

Notary Public
State of Tennessee at Large

CHERI D BAYER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

My Commission expires:

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Richard E. Aldridge, Sr., individually and as Executor of the Estate of Cleo W. Aldridge**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained. He executed the instrument in the capacities stated and for the purposes therein contained.

Witness my hand in Mt. Juliet, Tennessee, this 29th day of March, 2017.

Notary Public
State of Tennessee at Large

CHERI D BAYER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

My Commission expires: