Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0367

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of March, 2017

Notary Public
Commission Expires: 6/19/18

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Fred Garcia 307 Hitt Lane Goodlettsville, TN 37072	F&M Bank 221 Indian Lake Blvd. Hendersonville, TN 37075	018-08-0-023.00

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,
Heather Brianna Petrocci and Kyle Justin Troutt and Jonathan Shawn McGuire, devisees under the Last Will and Testament of Jimmy W. Ezzell, deceased
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Fred Garcia, a single man
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. 36 on the Plan of Section I, Connell Estates, of record in Plat Book 2900, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jimmy W. Ezzell by Quitclaim Deed from J. L. Ezzell and wife, Thelma Ezzell, of record in Instrument No. 20030514-0064974, Register's Office for Davidson County, Tennessee, dated April 24, 2003 and recorded on May 14, 2003. The said Jimmy W. Ezzell died on May 17, 2016, and by his Last Will and Testament filed as Docket No.16P-1476 in the Seventh Circuit Court for Davidson County, Tennesse, Probate Division, devised the subject property to his children, Heather Brianna Petrocci, Kyle Justin Troutt and Jonathan Shawn McGuire, and further appointed his sister, Susan Marie Ezzell and his brother, Tommy Pate Ezzell to be the Co-Representatives of his estate.

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: 307 Hitt Lane, Goodlettsville, TN 37072.

BILL GARRETT, Davidson County
Trans:T20170028823 DEEDWARR
Recvd: 04/05/17 14:22 2 pgs
Fees:13.00 Taxes:444.00
20170405-0033484

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 29th day of March, 2017.

Heather Brianna Petrocci

Kyle Justin Troutt

Jonathan Shawn McGuire

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Heather Brianna Petrocci and Kyle Justin Troutt and Jonathan Shawn McGuire** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 29th day of March, 2017.

Notary Public
My Commission Expires: 1-13-20

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)