RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288 - 37306

BILL GARRETT, Davidson County
Trans: T20170040265 DEEDWARR
Recvd: 05/11/17 11:23 2 pgs
Fees: 13.00 Taxes: 518.00
20170511-0046846

New Owner: (send tax bills to this address)	Aakriti Dhup 2703 Brunswick Drive Nashville, TN 37207	Instrument Prepared by: Aaron Fletcher East Nash Title, LLC 4205 Gallatin Road Nashville, TN 37216
Map & Parcel:	**060 16 0 031.00**	

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or the value of the property, whichever is greater, is one hundred and forty thousand and 00/100 dollars ($140,000.00).

Affiant

TONJA BARRON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this 4th day of May, 2017.

Notary Public

My commission expires 10/31/2020

WARRANTY DEED

For and in consideration of one hundred and forty thousand and 00/100 dollars ($140,000.00) paid by the Grantee, AAKRITI DHUP, a married woman, and other good and valuable consideration the receipt of which is hereby acknowledged, RITA DOUGLAS, Grantor, as Executrix of the ESTATE OF NATHAN BILL DOUGLAS, SR., hereby conveys to Grantee any and all of the Estate's interest in the land described below, subject to any and all covenants and easements of record or held by Grantor and warrants the title to that land against the lawful claims of all persons whomsoever:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 19 on the Plan of Capitol View Subdivision, of record in Plat Book 974, Pages 52 and 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

The aforementioned part of Lot No. 19 fronts 69 feet on the northerly side of Brunswick Drive and extends back 116.6 feet on the easterly line and 120 feet on the westerly line, along the easterly margin of Brunswick Drive, to a dead line in the rear on which it measures 105 feet, more or less.

Being the same property conveyed to NATHAN B. DOUGLAS, by deed from SALLY J. MADDEN, a married woman, of record as Instrument No. 20060609-0068774, dated June 5, 2006, said Register's Office.

NATHAN BILL DOUGLAS, SR., having died on May 8, 2016, and having executed his Last Will and Testament on March 15, 2012, in which he named RITA DOUGLAS the Executrix of his estate, giving her the authority to sell the his real property which his will states is "treated as an asset of the estate." The Last Will and Testament of Nathan Bill Douglas, Sr., was admitted to probate by the Seventh Circuit Court of Davidson County, Tennessee, on June 23, 2016, under case number 16P953.

This improved property has the street address of 2703 Brunswick Drive Nashville Tennessee 37207.

By affixing my signature below, I hereby execute the foregoing Warranty Deed:

Rita Douglas, Grantor, and
Executrix of the Estate of Nathan Bill Douglas, Sr.

AARON FLETCHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 4th day of May, 2017, before me personally appeared **Rita Douglas**, known to me to be the person described in and who executed the foregoing Warranty Deed in her capacity as Executrix of the Estate of Nathan Bill Douglas, Sr., and acknowledged that she executed the foregoing instrument as her free act and deed.

Notary Public

07/02/18
My commission expires