Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans: T20170045452 DEEDWARR
Recvd: 05/30/17 10:27 4 pgs
Fees:23.00 Taxes:617.90
20170530-0053217

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $167,000.00

Affiant

Subscribed and sworn to before me, this 25th day of May, 2017.

Notary Public

My commission expires: 11-23-20

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
William Cherry III **Stephen Tyler Johnson**	**New Owner**	**Map/Parcel: 060-16-0-308.00**
2204 Isaac Lane		
Franklin, TN 37064		

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 ACKNOWLEDGE, WE,

James Howard, as Executor of the Estate of Douglas Irving Danforth

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Cherry III and Stephen Tyler Johnson

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. 6 on the Plan of Jones Village, of record in Plat Book 6250, Page 861, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bobby Dan Buckner, unmarried, by Warranty Deed, from Charles W. Evilcizer and wife, Juanita S. Evilcizer and Joe L. Wall and Mike Suggs, dated June 30, 1987, of record in Book 7287, Page 493, Register's Office for Davidson County, Tennessee. Bobby Dan Buckner having since died. Said property was conveyed to Douglas Irving Danforth, by Affidavit of Inheritance, of record in Book 9114, Page 48, Register's Office for Davidson County, Tennessee. Douglas Irving Danforth having since died and James Howard, as Executor, was vested with the authority to sell by Order dated May 12, 2017, Davidson County Probate Case # 16P-2125. Said order being attached as Exhibit A.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 6250, Page 861, Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage Easement to Metropolitan Government of record in Book 4157, Page 972, Register's Office for DAVIDSON County, Tennessee.
Right of Way Easement of record in Book 2930, Page 297, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
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.

This is improved property known as 812 Jones Place, Nashville, TN 37207.

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 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 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/our hand(s) this 25th day of May, 2017.

Estate of Douglas Irving Danforth

James Howard, Executor

By: James Howard, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Howard, Executor of the Estate of Douglas Irving Danforth Probate Case No. 16P-2125 in the probate court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 25th day of May, 2017.

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2017

File #: **170304JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

EXHIBIT A

IN THE PROBATE DIVISION OF THE SEVENTH CIRCUIT COURT
OF DAVIDSON COUNTY, NASHVILLE, TENNESSEE

FILED
MAY 12 2017
By

IN RE:	)	
	)	
DOUGLAS DANFORTH	)	Docket # No. 16P-2125
	)	
	)	
Deceased.	)	

ORDER

This cause having come to be heard on the 12 day of May, 2017, upon a review of the Real Estate Contract on 812 Jones Place, Nashville, Tennessee in the amount of $167,000.00 in the Estate of DOUGLAS DANFORTH, the Court finds as follows:

1. The Contract and Amendments to the contract are approved.

IT IS THEREFORE, ADJUDGED AND DECREED as follows:

1. JAMES HOWARD, the Executor of the above referenced estate, is authorized to sell the house per the $167,000.00 contract and sign all documents necessary for the closing of the sale; with the proceeds from the sale being paid to the Estate of DOUGLAS DANFORTH. The proceeds from the sale shall be forwarded to the Estate Attorney, CARSON W. "BILL" BECK for deposit in his Trust Account; to allow for payment of the outstanding Estate claims.

Entered this 12 day of May, 2017.

RANDY KENNEDY, PROBATE JUDGE

Approved for Entry:

I hereby certify that this is a true copy of original instrument filed in my office this 12 day of May 2017
RICHARD R. ROOKER, Clerk
By: Deputy Clerk

CARSON W. "BILL" BECK, #18334
Attorney at Law
4205 Gallatin Road
Nashville, TN 37216
(615) 226-9000

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing was mailed by U.S. Mail, postage pre-paid, to the following persons on the 12th day of July, 2016.

ATHENA DANFORTH
608 Neals Lamne
Gallatin, TN 37066

KENNETH C. DANFORTH
1007 Glennie Lee Dr.
Greenbrier, TN 37073

James Howard
2104 Harley Place
Nashville, TN 37210

CARSON W. "BILL" BECK, #18334