ADDRESS NEW OWNER AS:
Kimberly A. McKissack
4820 Indian Summer Drive
Nashville, TN 37207

SEND TAX BILLS TO:
Franklin American Mortgage Co.
6100 Tower Circle, Suite 600
Franklin, TN 37067

Map 032 – 09 – 0
Parcel 060.00

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

BILL GARRETT, Davidson County
Trans:T20170050945 DEEDWARR
Recvd: 06/14/17 15:22 2 pgs
Fees:13.00 Taxes:592.00
20170614-0059878

THIS DEED OF CONVEYANCE, executed and delivered by **PATRICIA WALKER**, hereinafter called the Grantor, to **KIMBERLY A. MCKISSACK**, a single person, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 149, on the revised plan of Quail Ridge, Section 1, of record in Plat Book 6900, page 300, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

PLAT MATTERS: The above described property is subject to easements, setback lines, note, environmental and conservation notes and all other matters as indicated on the Plan of Quail Ridge, Section 1, of record in Plat Book 6900, page 300, said Register's office.

Being the same property conveyed to Robert L. Justice, unmarried, by deed from James L. Gill, unmarried, dated March 25, 1994 and recorded March 29, 1994, of record in Book 9293, page 242, in the Register's Office for Davidson County, Tennessee. Robert Laurence Justice died, testate, on October 19, 2016, a citizen and resident of Davidson County, Tennessee. By the terms of his Last Will and Testament, filed in Probate file #17P-99, Davidson County Probate Court, a certified copy of said Will being recorded in Instrument Number 20170210-0013934 in the Seventh Circuit Court for Davidson County, Tennessee, the said Robert Laurence Justice, devised all of his property to Patricia Walker.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantor further covenants with the Grantee, heirs and assigns, that she has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that she will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

Patricia Walker also executes this deed in her capacity of Executrix of the Estate of Robert Laurence Justice in order to convey, without warranties of title, any right, title and interest the estate may have in the real estate.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature this the 9th day of June, 2017.

Patricia Walker
PATRICIA WALKER

ESTATE OF ROBERT LAURENCE JUSTICE

By: Patricia Walker
PATRICIA WALKER, EXECUTRIX

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia Walker** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 9th day of June, 2017.

My Commission Expires: _____ NOTARY PUBLIC

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
EXP 5-18-2021
ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia Walker** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she is the properly appointed Executrix of the Estate of Robert Laurence Justice and that she executed the foregoing instrument as such Executrix on behalf of said estate for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 9th day of June, 2017.

My Commission Expires: _____ NOTARY PUBLIC

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
EXP 5-18-2021
ROBERTSON COUNTY

****

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is ~~$170,100.00~~ which amount is $160,000.00 equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Meredith Mays
AFFIANT

SUBSCRIBED and SWORN to before me this the 9TH day of JUNE, 2017.

My Commission Expires: _____ NOTARY PUBLIC/Register

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020