File Box 8

BILL GARRETT, Davidson County
Trans:T20170052336 DEEDWARR
Recvd: 06/19/17 15:14 2 pgs
Fees:13.00 Taxes:1628.00
20170619-0061509

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of June, 2017.

Notary Public

My commission expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ann H. Brothers, Mack P. Brothers, IV and Robyn F. Brothers	New Owner	**131-01-0B-139.00-CO**
623 Summer Street		
Marshfield, MA 02050		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Catherine Fleming Davis, Nancy Janetta Fleming and Karen Fleming Traina, Co-executrices of the Estate of Nancy S. Fleming

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Ann H, Brothers, a 1% interest and Mack P. Brothers, IV and spouse Robyn F. Brothers, a 99% interest, the respective one and ninety-nine percent interests, as they relate to one another to be held as Tenants in Common with Right of Survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 19 on the Plan of Redbud, a Planned Residential Development of record in Plat Book 4675, Page 137, as amended in Book 4910, Page 872, Book 4937, Page 346, Book 4953, Page 846 and Book 5003, Page 925, 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 Nancy S. Fleming by Warranty Deed from Merle C. Born, unmarried, of record in Book 11467, page 604, in the Register's Office for Davidson County, Tennessee; the said Nancy S. Fleming having since died testate on November 14, 2016, and her Last Will and Testament of record as Docket No. 17 P 68 in the Seventh Circuit Court for Davidson County Tennessee, Probate Division, having authorized Catherine Fleming Davis, Nancy Janetta Fleming and Karen Fleming Traina, as Co-executrices of the Estate of Nancy S. Fleming, to sell, transfer and convey the subject property.

Catherine Fleming Davis, Nancy Janetta Fleming and Karen Fleming Traina each individually, join in this conveyance to convey any interest they may have in the subject property, particularly any interest they may have as the residual beneficiaries under the said Last Will and Testament of Nancy S. Fleming.

This is improved property known as 19 Redbud Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of Redbud, a Planned Residential Development, of record in Book 4675, page 137, as amended in Book 4910, page 872, Book 4937, page 346, Book 4953, page 846 and Book 5003, page 925, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of June, 2017.

Catherine Fleming Davis, Co-Executrix and individually

Catherine Fleming Davis, Co-Executrix of the Estate of Nancy S. Fleming
and Individually as residual beneficiary under the Last Will and Testament of Nancy S. Fleming

Nancy Janetta Fleming co-executrix and individually

Nancy Janetta Fleming, Co-Executrix of the Estate of Nancy S. Fleming
and Individually as residual beneficiary under the Last Will and Testament of Nancy S. Fleming

Karen Fleming Traina co-executrix and individually

Karen Fleming Traina, Co-Executrix of the Estate of Nancy S. Fleming
and Individually as residual beneficiary under the Last Will and Testament of Nancy S. Fleming by Nancy Janetta Fleming attorney-in-fact
Nancy Janetta Fleming, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Catherine Fleming Davis and Nancy Janetta Fleming with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they as a Co-Executrix of the Estate of Nancy S. Fleming and Individually executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of June, 2017.

Notary Public
My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Nancy Janetta Fleming, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Karen Fleming Traina, Individually and as Co-Executrix of the Estate of Nancy S. Fleming, and who acknowledged that she as the Attorney in Fact, executed the same as the free act and deed of Karen Fleming Traina, Individually and as Co-Executrix of the Estate of Nancy S. Fleming.

Witness my hand and official seal this 15th day of June, 2017.

Notary Public
My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 317150