 **WARRANTY DEED**	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00 Affiant Subscribed and sworn to before me, this 14th day of July, 2017 Notary Public MY COMMISSION EXPIRES: 03-08-21 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
David Marc Troy 149 Vermont Avenue Asheville, NC 38806	SunTrust Mortgage Inc. 901 Semmes Avenue Richmond, VA 23224	103-14-0A011.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James Branson Summers, Executor of the Estate of Charles Joseph Ladd, deceased**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **David Marc Troy and wife, Dellene Troy**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Unit No. B-11 in a Horizontal Property Regime located on the Plat of The Hillwood Revised of record in Book 6250, Page 503, said Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to C. Joseph Ladd by Warranty deed from Thomas V. White, Trustee of record in Book 5294, page 478, Register's Office for Davidson County, Tennessee, dated June 1, 1978 and recorded on June 6, 1978. The said C. Joseph Ladd died on May 9, 2017. His Estate is filed in Davidson County, Tennessee, docket No. 17P819.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4500 Post Road B-11, Nashville, Tennessee 37205

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170060746 DEEDWARR
Recvd: 07/17/17 10:55 2 pgs
Fees:13.00 Taxes:1069.30
20170717-0071507

Witness my/our hand(s) this 14th day of July, 2017.

James Branson Summers, Executor of the
Estate of Charles Joseph Ladd, deceased

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared James Branson Summers, Executor of the Estate of Charles Joseph Ladd, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged themselves to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 14th day of July, 2017.

Notary Public

My Commission Expires: 5/01/2019

