BILL GARRETT, Davidson County
Trans:T20170062801 DEEDWARR
Recvd: 07/21/17 14:58 2 pgs
Fees:13.00 Taxes:966.54
20170721-0074116

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $261,227.00. Affiant Subscribed and sworn to before me, this the 19th day of July, 2017. Notary Public My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Bradley T. Connolley Michaela A. Calotta	FRANKLIN AMERICAN MORTGAGE COMPANY	
1013 Horseshoe Dr.	10100 TOWER CIRCLE	061-10-0-194.00
Nashville, TN 37216	SUITE 1000 FRANKLIN, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KIRBY H. LUNN, EXECUTOR OF THE ESTATE OF RUBY KEETON LUNN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADLEY T. CONNOLLEY, A SINGLE MAN AND MICHAELA A. CALOTTA, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 54 on the Plan of Locust Grove Estates of record in Plat Book 1424, Page 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No.54 fronts 60 feet on the Southerly side of Horseshoe Drive, and runs back between parallel lines, 175 feet to a dead line in the rear.

Being the same property conveyed to Ruby Keeton Lunn, unmarried by Warranty deed from Fred Boyd and wife, Betty S. Boyd of record in Book 4522, page 99, Register's Office for Davidson County, Tennessee, dated July 20, 1971 and recorded on July 21, 1971. The said Ruby Keeton Lunn having since died on September 22, 2016, her estate and Last Will and Testament and Order to Sell Property having been probated of record in Docket No. 16P-1742, in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1013 Horseshoe Dr., Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of July, 2017.

Estate of Ruby Keeton Lunn

Kirby H. Lunn, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kirby H. Lunn, Executor of the Estate of Ruby Keeton Lunn and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of July, 2017.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021