(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,100.00.

Coreen Newcomb
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2017.

Melanie D. Ward
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

THIS INSTRUMENT PREPARED BY:
Ernest D. Bennett, III, Attorney
Bennett & Pressley, P. C.
2021 Richard Jones Road, Ste. 220,
Nashville, TN 37215

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Number:
John Scott Gill 239 Donelson Hills Nashville, TN 37214	Same as Owner	095 02-0 021.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, and in order to correct the vesting to Grantee, and the property address, in the Quitclaim Deed of record in Instrument No. 20170106-0001682 in the Register's Office for Davidson County, Tennessee, I, **TERRY L. PEWITT, acting as CO-TRUSTEE OF THE PEGGY B. HESTER REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 21, 1993**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **JOHN SCOTT GILL, an unmarried man** (hereinafter called the "Grantee"), and Grantee's heirs, successors and assigns, all of Grantor's right, title and interest in and to that 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. 113 ON THE MAP OF DONELSON HILLS SUBDIVISION AS OF RECORD IN BOOK 2331, PAGES 22 AND 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE,

SAID LOT NO. 113 FRONTS 75 FEET ON THE EASTERLY SIDE OF DONELSON HILLS DRIVE AND RUNS BACK 201.6 FEET ON THE NORTH LINE AND 199.3 FEET ON THE SOUTH LINE TO A DEAD LINE IN THE REAR MEASURING 75 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JESSE J. WARD AND WIFE, FAY JACKSON WARD, BY WARRANTY DEED FROM DONELSON HOME BUILDERS, INC., A TENNESSEE CORPORATION, DATED MARCH 9, 1956, OF RECORD IN BOOK 2495, PAGE 533, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JESSE J. WARD DIED, WHEREUPON FAY JACKSON WARD BECAME THE SOLE OWNER OF SAID PROPERTY AS THE SURVIVING TENANT BY THE ENTIRETY. FAYE JACKSON DIED ON APRIL 24, 1984 DEVISING SAID PROPERTY TO PEGGY HESTER BY LAST WILL AND TESTAMENT SHOWN CASE #74895 IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE AND OF RECORD IN BOOK 147, PAGE 737 IN THE OFFICE OF THE PROBATE COURT CLERK FOR DAVIDSON COUNTY, TENNESSEE. AND BEING THE SAME PROPERTY CONVEYED TO PEGGY B. HESTER, IN HER OFFICIAL CAPACITY AS TRUSTEE OF THE PEGGY B. HESTER REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 21, 1993, BY QUITCLAIM DEED FROM PEGGY B. HESTER, DATED JANUARY 3, 2017, OF RECORD IN INSTRUMENT NO. 20170106-0001682, CORRECTED IN INSTRUMENT NO. 20170718-0072136, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 239 Donelson Hills Drive, Nashville, TN 37214.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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.

IN WITNESS WHEREOF, I have hereunto set my hand this 17th day of August, 2017.

BILL GARRETT, Davidson County
Trans:T20170072167 DEEDWARR
Recvd: 08/21/17 09:15 2 pgs
Fees:13.00 Taxes:903.17
20170821-0085453

Terry L. Pewitt co trustee

TERRY L. PEWITT, Co-Trustee of the Peggy B. Hester Revocable Trust Dated September 21, 1993

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 **TERRY L. PEWITT**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who in my presence executed the foregoing instrument, and upon oath acknowledged that she did so acting in her duly appointed capacity of **Co-Trustee of the Peggy B. Hester Revocable Trust Agreement Dated September 21, 1993**, the within named bargainor, and further that she did so freely and voluntarily in said capacity, for the purposes therein contained, being duly authorized so to do.

Witness my hand and official seal this 17th day of August, 2017.

Commission Expires: 7/8/19

NOTARY PUBLIC

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019