WARRANTY DEED

Bill Garrett Davidson County
Batch# 2692 DEEDWARR
09/20/2017 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $647.13
20170920-0096497

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of ~~Sumner~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: 5-20-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard D. Bridges	Richard D. Bridges	033-04-0A-028.00 CO
(NAME)	(NAME)	
28 Rolling Meadows Drive	28 Rolling Meadows Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Keith Edward Fosmire as Executor for the Estate of Judith Ann Fosmire,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Richard D. Bridges, a single man,** hereinafter called the GRANTEES, 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. 28 on the Plan of Final Plat Rolling Meadows Phase 1-Section 7 A Resubdivision of Lot 7, Section One, of Solitude Acres of record in Plat Book 7900, Page 703, 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 Norman J. Fosmire and wife, Judith A. Fosmire by Warranty Deed from Ruby Jane Andrews of record in Instrument No. 20080306-0022532 Register's Office for Davidson County, Tennessee, dated 2/29/08 and recorded on 3/06/08. Norman J. Fosmire died leaving Judith A. Fosmire surviving tenant by the entirety. Judith A. Fosmire died testate on January 11, 2017, Last Will and Testament filed in the Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 17P270; Pursuant to the Last Will and Testament of record Keith Edward Fosmire was appointed as Executor with full power and authority to sell real property.

unimproved ☐

This is improved ☑ property, known as 28 Rolling Meadows Drive, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hands this 27th day of July, 2017.

THE ESTATE OF JUDITH A. FOSMIRE

Keith Edward Fosmire
Executor

State of ~~Tennessee~~ WASHINGTON
County of ~~Sumner~~ KITSAP

Personally appeared before me Keith Edward Fosmire as Executor for the Estate of Judith Ann Fosmire, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of July, 2017.

EVA A NOYES COMMISSION EXPIRES NOTARY PUBLIC 01-01-21 STATE OF WASHINGTON

Notary Public EVA A NOYES
My Commission Expires: 01/01/2017

File No.: 173160

True Copy Certification

I, **Jessica Sparnell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 3-27-18
Notary's Seal (if on paper)

