Name & Address of New Owner:	Send Tax Notices To:	Map & Parcel
Chad Bigham	Quicken Loans	165 00 0 053.00
3959 Pin Hook Rd.	P.O. Box 6577	
Antioch, TN 37013-1507	Carol Stream, IL 60197	

This Instrument Prepared by:
Thomas J. Haynes, Attorney 117 N. Maple Street, Murfreesboro, TN 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Ronnie Lovvorn (unmarried), Individually and Carol Frizzell (married), Individually and as Co-Executors of the Estate of William P. Lovvorn, deceased**, have this day bargained and sold and by these presents to hereby transfer and convey to **Chad Bigham, an unmarried man**, his heirs and assigns, forever, that certain tract or parcel of real estate situated and located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

A small tract of land in the 2nd, formerly 3rd, Civil District of said County and State, and described according to a copy of a survey thereof made by Lewis D. Justice, Surveyor, February 8, 1950, as follows:

Beginning at a point in the south margin of Pin Hook Road at a stake 859 feet west of the westerly margin of a turn in said Road being the northeast corner of this tract; thence south 4 degrees west 300 feet to a stake; thence north 85 degrees 30 minutes west 125 feet to a stake in the east line of the lands of John Woods; thence with his east line north 4 degrees east 300 feet to a stake on the south side of Pin Hook Road, being 0.3 of a mile to Lavergne; thence with the margin of Pin Hook Road 85 degrees 30 minutes east 125 feet to the beginning.
**

BEING that same property conveyed to William P. Lovvorn and wife, Ruby L. Lovvorn by quitclaim deed from William P. Lovvorn of record in Book 8291, page 986, Register's Office for Rutherford County, Tennessee. The said Ruby L. Lovvorn predeceased Wiliam P. Lovvorn leaving him as the surviving tenant by the entirety. The said William P. Lovvorn since having died 2/23/17 testate a resident of Davidson County, Tennessee leaving said property to his children Ronnie Lovvorn and Carol Frizzell by his Last Will and Testament of record in Case No. 17P1095 in the Circuit Court-Probate Division For Davidson County, Tennessee.

This conveyance is made subject to any and all restrictions, easements, etc. that may affect said property and appearing of record in the Register's Office for Davidson County, Tennessee.

This is property known as: 3959 Pinhook Road, Antioch, TN 37013.

**Included in the above description but excluded from this conveyance is that right-of-way for Pin Hook Road of record in Deed Book 2203, page 133, Register's Office for Davidson County, Tennessee.

Bill Garrett Davidson County
Batch# 14193 DEEDWARR
10/16/2017 03:17:47 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20171016-0105991

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

We covenant with the said grantee that we are lawfully seized and possessed of said real estate, that we have a good and lawful right to convey the same and that said real estate is unencumbered except by lien of the 2017 real property taxes, which taxes are being prorated between parties, the grantors giving unto the grantee their proportionate share, and the grantee assuming the payment of said taxes when the same shall become due and payable.

We further covenant and bind ourselves, our heirs and representatives forever to warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

James R. Frizzell husband of Carol Frizzell joins in this conveyance for the purpose of evidencing his consent hereto and releasing any and all rights he may have in said property including but not limited to his marital rights.

WITNESS our hands this 26th day of September, 2017.

Estate of William P. Lovvorn, deceased

By: Ronnie Lovvorn
Ronnie Lovvorn, Co-Executor

By: Carol Frizzell
Carol Frizzell, Co-Executor

Ronnie Lovvorn
Ronnie Lovvorn, Individually

Carol Frizzell
Carol Frizzell, Individually

James R. Frizzell
James R. Frizzell

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ronnie Lovvorn and Carol Frizzell, the Co-Executors of the Estate of William P. Lovvorn, deceased with whom I am personally acquainted, and who, upon oath, acknowledged that they as such Co-Executors executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this 26th day of September, 2017.

Notary Public

THOMAS J. HAYNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

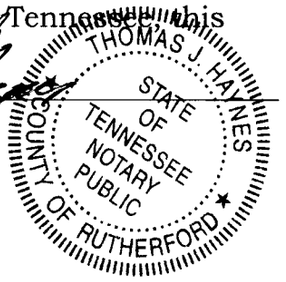
My Commission Expires: 3/23/2021

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ronnie Lovvorn, Carol Frizzell and James R. Frizzell, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this 26th day of September, 2017.

Notary Public



My Commission Expires: 3/23/2021

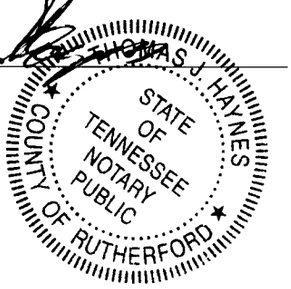
STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $155,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 26th day of September, 2017.

Notary Public



My Commission Expires: 3/23/2021