WARRANTY DEED

Bill Garrett Davidson County
Batch# 37330 **DEEDWARR**
12/15/2017 10:51:45 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20171215-0127921

B-VRES-17-105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-2018
(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
Brian Bequette	Franklin American Mtg Company	
(NAME)	(NAME)	
105 Gibson Drive	6100 Tower Circle, Suite 600	**42-16-40.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin, Tennessee 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **TAVNER VANTREASE, JR. AND VICKY HEBY AND VANIDA MASON AND TEDDI DERRICKSON AND ALEX DERRICKSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN BEQUETTE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, 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. 19, Finnland Heights, Part Two, as shown on the Plat of record in Plat Book 1424, Page 7, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tavner R. Vantrease and wife, Connie D. Vantrease by Warranty Deed from Karen Fambrough and husband, Dale Fambrough, recorded August 14, 1990 in Book 8173, Page 733, Register's Office for Davidson County, Tennessee. The said Connie D. Vantrease having since died, leaving Tavner R. Vantrease as surviving tenant by the entirety. Further, being the same property conveyed to Tavner R. Vantrease and wife, Patricia Vantrease by Quitclaim Deed from Tavner R. Vantrease, recorded August 18, 2011 in Instrument No. 20110818-0064091, Register's Office for Davidson County, Tennessee. The said Patricia Vantrease having since died June 23, 2017, leaving Tavner R. Vantrease as surviving tenant by the entirety. The said Tavner R. Vantrease having since died intestate on July 10, 2017 as referenced in Case No. 17P1450, in the 7th Circuit Court for Davidson County, Tennessee, leaving Tavner Vantrease, Jr., Vicky Heby, Vanida Mason, Teddi Derrickson and Alex Derrickson, heirs at law as evidenced by Affidavit of Heriship recorded simultaneously herewith in Instrument No. 20171215-0127915 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 7, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2017, a lien due and payable, but not delinquent.
- Easement for Sanitary Sewer/Storm Drainage of record in Book 5467, Page 647, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **105 Gibson Drive, Madison, Tennessee 37115**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 hand(s) this the 13th DAY OF DECEMBER, 2017.

Tavner Vantrease, Jr. by Ginny V. Baker, Attorney in Fact
Tavner Vantrease, Jr. by Ginny Baker,
Attorney in Fact

Vicky Heby by Ginny V. Baker, Attorney in Fact
Vicky Heby by Ginny Baker,
Attorney in Fact

Vanida Mason by Ginny V. Baker, Attorney in Fact
Vanida Mason by Ginny Baker,
Attorney in Fact

Teddi Derrickson by Ginny V. Baker, Attorney in Fact
Teddi Derrickson by Ginny Baker,
Attorney in Fact

Alex Derrickson by Ginny V. Baker, Attorney in Fact
Alex Derrickson by Ginny Baker,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GINNY BAKER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TAVNER VANTREASE, JR., VICKY HEBY, VANIDA MASON, TEDDI DERRICKSON, AND ALEX DERRICKSON, and who acknowledged he/she/they executed the same as the free act and deed of the said TAVNER VANTREASE, JR., VICKY HEBY, VANIDA MASON, TEDDI DERRICKSON, AND ALEX DERRICKSON.

Witness my hand and official seal, this the 13th of December, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212