Bill Garrett Davidson County
Batch# 43036 DEEDWARR
01/02/2018 08:48:16 AM 2 pgs
Fees: $13.00 Taxes: $1,130.35

20180102-0000037

[redacted]

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 305,500.00.

Affiant

Subscribed and sworn to before me, this 28th day of December, 2017.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC 4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Grant Paschal Guyse and Sadie Pollock Guyse	New Owner	**142-13-0B-166.00-CO**
7872 Harpeth View Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Elizabeth Currey Courtney and Elizabeth Seigenthaler Courtney and Eric B. Dahlhauser, Co-Executors of The Estate of Robin S. Courtney, Jr.

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Grant Paschal Guyse and Sadie Pollock Guyse, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 166 on the Plan of Final Plat, First Revision, Riverside, Phase 3 of record in Plat at Instrument No. 20010404-0032691, 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 Robin S. Courtney, Jr. by Warranty Deed from Rochford Realty & Construction Company, Inc., a Tennessee Corporation, of record as Instrument No. 20030909-0131231 in the Register's Office for Davidson County, Tennessee; the said Robin S. Courtney, Jr. having since died testate on October 25, 2017, and his Last Will and Testament of record as Docket No. 17P-2057 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Elizabeth Currey Courtney, Elizabeth Seigenthaler Courtney and Eric B. Dahlhauser, Co-executors of The Estate of Robin S. Courtney, Jr., having been authorized to sell, transfer and convey the subject property.

This is improved property known as 7872 Harpeth View Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 the Grantor has hereunto executed this instrument on this the 28th day of December, 2017.

Elizabeth Currey Courtney, Co-Executor

Elizabeth Currey Courtney, Co-Executor of the Estate of Robin Spencer Courtney, Jr.

Elizabeth Seigenthaler Courtney, Co-executor

Elizabeth Seigenthaler Courtney, Co-Executor of the Estate of Robin Spencer Courtney, Jr.

Eric B. Dahlhauser, Co-Executor

Eric B. Dahlhauser, Co-Executor of the Estate of Robin Spencer Courtney, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Elizabeth Currey Courtney and Elizabeth Seigenthaler Courtney, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are Co-Executors of the estate of The Estate of Robin Spencer Courtney, Jr. and that as Co-Executors they are authorized to execute the within instrument as Co-Executors and further acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of December, 2017.

JACARLA HARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Eric B. Dahlhauser to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is a Co-Executor of the estate of The Estate of Robin Spencer Courtney, Jr. and that as Co-Executor he is authorized to execute the within instrument as Co-Executor and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of December, 2017.

JACARLA HARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-8-19

SP 11/2015