ADDRESS NEW OWNER: Mark Insana and Kelly Insana

5308 OVERTON RD

NASHVILLE, TN 37220

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 09105019900

Bill Garrett Davidson County
Batch# 48804 DEEDWARR
01/18/2018 10:12:27 AM 9 pgs
Fees: $48.00 Taxes: $740.00
20180118-0005187

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Kathy Jean White, Executrix of the Estate of Betty Anne Stone** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Mark Insana and Kelly Insana** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 1 on the Plan of the Re-Subdivision of Lot No. 3 of the West Nashville Annex as of record in Book 4175, Page 112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Charles D. Stone and wife, Betty A. Stone, from Administrator of Veterans' Affairs, an Office of the United States of America, by Deed recorded on February 14, 1979, in Book 5252, Page 512, Register's Office for Davidson County, Tennessee. Charles D. Stone died on October 5, 1996, leaving Betty A. Stone as the sole surviving tenant by the entirety. Charles D. Stone being one and the same person as Charles David Stone. Betty A. Stone died testate on December 13, 2015. Pursuant to "Order" and "Order Approving Contract to Sell Real Property and to Take Exclusive Possession of Real Property" in the matter of The Estate of Betty Anne Stone, deceased, Docket No. 16P-202, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division," and " Kathy Jean White, Executrix of the Estate of Betty Anne Stone was authorized to convey the subject property herein.

See copy of Order and Order Approving Contract to Sell Real Property and to Take Exclusive Possession of Real Property attached hereto and made a part hereof.

This is property with a common address of 661 James Avenue, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same assumed by Grantee.(2) All matters appearing on the Plan of record in Book 4175, Page 112, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 4395, Page 720, said Register's Office.

See ORDER attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of January 2018.

Kathy Jean White Exc.

Kathy Jean White, Executrix of the Estate of Betty Anne Stone

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Kathy Jean White, Executrix of the Estate of Betty Anne Stone,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of January 2018.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $200,000.00.

Carmen Coats
Affiant

Subscribed and sworn before me this 12th day of January 2018.

Notary Public
My Commission Expires: 7-2-18

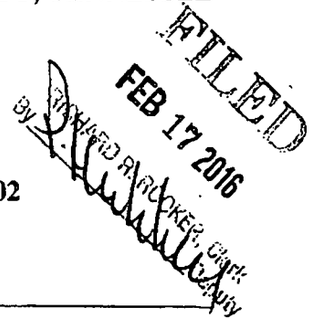
J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

File No. 1801K001

Copy

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

IN RE: THE ESTATE OF	)	
BETTY ANNE STONE	)	
DECEASED,	)	
	)	**No. 16P-202**
KATHY JEAN WHITE,	)	
PETITIONER	)	



ORDER

THIS CAUSE came on to be heard on the 17th day of February, 2016, upon the Petition of KATHY JEAN WHITE. The Petitioner has filed a document purporting to be the Last Will and Testament of BETTY ANNE STONE, deceased, and requested that it be admitted to probate. The Petitioner, KATHY JEAN WHITE, has requested that Letters Testamentary be issued to her.

The Petitioner produced to the Clerk of the Probate Court, the paper writing purporting to be the Last Will and Testament of BETTY ANNE STONE, said paper writing having a date of March 17, 1992, and having the name BETTY ANNE STONE, deceased. The document was signed by BETTY ANNE STONE, as Testatrix and was subscribed by CHARLES R. NIEWOLD and HARRY S. LESTER, as witnesses thereto. The Attorney for the Petitioner has requested that said paper writing be admitted to probate and be recorded as the Last Will and Testament of the said BETTY ANNE STONE, deceased.

The Court finds from the statements of counsel that said paper writing having the date of March 17, 1992, and signed by BETTY ANNE STONE, was intended to be her Last Will and Testament. The Court further finds that said Will was properly witnessed

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and subscribed thereto by the aforesaid CHARLES R. NIEWOLD and HARRY S. LESTER. The Court further finds that BETTY ANNE STONE, was at the time of execution of said Will, of sound mind and disposing memory and was more than eighteen years of age at the time of her death and a resident of Davidson County, Tennessee.

The Court further finds the Will named KATHY JEAN WHITE as the Alternate Co-Executrix of the estate of BETTY ANNE STONE and that all other nominated fiduciaries have passed away. The Petitioner is prepared to serve in such capacity and has accepted said appointment. The Court further finds that the Petitioner shall be excused from executing any bond with the Probate Court Clerk as were the wishes of the decedent, BETTY ANNE STONE, were stated as such in the decedent's Last Will and Testament.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court that the aforesaid paper writing dated March 17, 1992, presently on file with the Court, is the true, whole and Last Will and Testament of **BETTY ANNE STONE**, deceased, and the same is hereby admitted to probate as such and the Clerk of the Court is hereby directed to file and record the same.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Clerk of the Court is hereby directed to issue Letters Testamentary to KATHY JEAN WHITE as the executrix of the Estate of BETTY ANNE STONE.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that pursuant to the Last Will and Testament of the Decedent, the Decedent's real property shall be brought into the estate for administration purposes.

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IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the said KATHY JEAN WHITE as the executrix of the Estate of BETTY ANNE STONE shall not be required to obtain a probate bond.

IT IS SO ORDERED.

Entered this the 17 day of Feb, 2016.

JUDGE

APPROVED FOR ENTRY:

Jad A. Duncan BPR #24404
Attorney for Petitioner
161 Belle Forest Circle, Ste. 207
Nashville, Tennessee 37221
(615) 297-1062
(615) 383-7128 FAX
jad@jadduncanlaw.com

Copy

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the attached document(s) have been forwarded, via U.S. Mail, postage prepaid to the legatees and devisees listed below on this, the 16th day of February, 2016.

Mr. Joseph M. Stone
661 James Avenue
Nashville, TN 37209

Mr. David C. Stone
5800 Maudina Avenue, Apt. Y-1
Nashville, TN 37209

Mr. Daniel G. Stone
300 E. Webster Street, Apt. F-15
Madison, TN 37115

Jad A. Duncan, BPR #24404

COPY

FILED

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

2017 DEC -1 PM 12:11

IN RE: THE ESTATE OF BETTY ANNE STONE DECEASED,	)	
KATHY JEAN WHITE, PETITIONER	)	No. 16P-202

MOTION TO APPROVE CONTRACT TO SELL REAL PROPERTY AND TO TAKE EXCLUSIVE POSSESSION OF REAL PROPERTY

COMES NOW the Executrix of the Estate of Betty Anne Stone, KATHY JEAN WHITE, by and through counsel, Jad A. Duncan, and moves this Honorable Court to approve a contract to sell real property and to take exclusive possession of the same owned by the decedent, located at 661 James Avenue, Nashville, TN 37209, pursuant to Rule 39.07(4). In support of this motion, the Executrix would show to the Court the following:

1. That an agent for the Executrix has procured the contract for the sale of the aforementioned property for the sale price of $200,000 ("Exhibit A").

2. That the sales price is one that reflects the sales market for where the real property is located.

2. That all beneficiaries of the Estate of Betty Anne Stone have been given notice of this hearing.

3. That one beneficiary of the Estate of Betty Anne Stone, JOSEPH MICHAEL STONE, resides on the premises of the real property.

4. That due notice pursuant to the Tennessee Uniform Residential Landlord Tenant Act has been given to Mr. Stone and that Mr. Stone has agreed to vacate the property prior to the closing date of December 29th, 2017.

WHEREFORE, the Executrix of the Estate of Robert Wayne McAdams prays the Court order that the contract for the sale of the real property located at 661 James Avenue, Nashville, TN 37209 for the purchase price of $200,000 is approved and further that the Court order that exclusive possession of said real property is rendered to the Executrix at a date certain prior to the closing of the sale on December 29th, 2017.

Respectfully submitted,

Jad A. Duncan BPR #24404
Hamilton, Gorham & Duncan, PLLC
161 Belle Forest Circle
Nashville, Tennessee 37221
(615) 297-1062
(615) 646-3350 FAX
jduncan@hgdlegal.com

THIS MOTION IS EXPECTED TO BE HEARD ON FRIDAY, DECEMBER 15TH, 2017 AT 10:00 A.M.

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the attached documents have been forwarded, via U.S. Mail, postage prepaid to the legatees and devisees listed below on this, the 1st day of December, 2017.

Mr. Joseph M. Stone
661 James Avenue
Nashville, TN 37209

Mr. David C. Stone
5800 Maudina Avenue, Apt. Y-1
Nashville, TN 37209

Mr. Daniel G. Stone
300 E. Webster Street, Apt. F-15
Madison, TN 37115

Jad A. Duncan, BPR #24404