ADDRESS NEW OWNER: James Highfill
Kellie Highfill
3841 Bonnacreek Drive
Hermitage, TN 37076

SEND TAX BILL TO: FirstBank
318 Seaboard Lane, Suite 205
Franklin, TN 37067

MAP-PARCEL NOS. 75-13 82.00

Bill Garrett Davidson County
Batch# 80470 DEEDWARR
04/13/2018 10:00:45 AM 4 pgs
Fees: $23.00 Taxes: $851.00
20180413-0034889

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, **Timothy Scott Roberts, Executor of the Estate of John Robert Roberts** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **James Highfill and Kellie Highfill, husband and wife** (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:

Land in Davidson County, Tennessee, being Lot No. 332 on the Plan of Section III, Hermitage Hills, as of record in Book 2900, Page 97, Register's Office for said County.

Said lot fronts 80 feet on the southerly side of Bonnacreek Drive and runs back 137.3 feet on the westerly line and 151.6 feet on the easterly line, to a dead line in the rear, on which is a broken line, on which it measures 98.5 feet.

Being the same property conveyed to John R. Roberts and wife, Carolyn G. Roberts, from Douglas F. Thornton and wife, Helen Thornton, by Deed recorded on December 11, 1972, in Book 4663, Page 251, Register's Office for Davidson County, Tennessee. The said Carolyn G. Roberts died on February 18, 2008, leaving John R. Roberts as the sole surviving tenant by the entirety. See also "Order Declaring the Real Property to be Vested Solely in the Spouse" of record in Instrument No. 20080715-0072293, said Register's Office. The said John R. Roberts died on September 16, 2017, and by virtue of this Last Will & Testament devised the subject property to Timothy Scott Roberts, John Clayson Roberts, William Eldridge Roberts and Kellie Dawn Highfill. Pursuant to the "Order to Sell Land of the Decedent Pursuant to Tennessee Code Annotated, Section 30-2-402" in the Estate of John Robert Roberts, Deceased, Case No. 17P-1871, in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), said Property was brought into the Estate and declared property of the Estate. Further, pursuant to said Order to Sell, Timothy Scott Roberts, Executor of said Estate, was Ordered to sell the said property for the said Estate. See Order attached hereto and made a part hereof. Carolyn G. Roberts is one and the same person as Carolyn Diane Roberts. John R. Roberts is one and the same person as John Robert Roberts.

This is property with a common address of 3841 Bonnacreek Drive, Hermitage, TN 37076.

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 2900, Page 97, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 3097, Page 413, said Register's Office.

TF KH GH

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 April 2018.

X Timothy Scott Roberts Executor

Timothy Scott Roberts, Executor of the Estate of John Robert Roberts

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 **Timothy Scott Roberts, Executor of the Estate of John Robert Roberts,** 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 April 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 $230,000.00.

X

Affiant

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

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

Notary Public
My Commission Expires:

File No. 1804K067

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

FILED
FEB - 8 2018
By

IN THE ESTATE OF:	)	
	)	
JOHN ROBERT ROBERTS,	)	
Deceased,	)	**CASE NO. 17P-1871**
	)	

ORDER TO SELL LAND OF THE DECEDENT PURSUANT TO TENNESSEE CODE ANNOTATED § 30-2-402

This matter came to be heard on the 8 day of February, 2018, before the Honorable Randy Kennedy, upon the Petition to Sell Land of the Decedent Pursuant to Tennessee Code Annotated § 30-2-402. All interested parties have been given notice of this Petition, no responsive pleading has been filed, and no one appeared at the hearing opposing the Petition. Based upon the examination of the Petition, the statements of the Executor, the statements of counsel, and the entire record in this matter, the Court finds that the Petition should be granted.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED as follows:

1. The real property commonly known as 3841 Bonnacreek Drive, Hermitage, Davidson County, Tennessee 37076, owned by the Decedent at his death is brought into the Estate and is declared property of the Estate.

3. The real property shall bc sold by the Executor of the Estate of John Robert Roberts for the benefit of the Estate to pay the court costs, administrative costs, expenses of the Estate including to reimburse expenses paid for the benefit of the Estate, and just and lawful claims against Decedent's Estate.

Entered this 1st day of February, 2018.

Judge Randy Kennedy

Respectfully submitted,

Keith A. Turner (BPR #20545)
315 Deaderick Street, Suite 1550
Nashville, TN 37238
Telephone: (615) 234-3947
Facsimile: (615) 234-3948
Email: keith@keithslawoffice.com

Certificate of Service

The undersigned hereby certifies that a true and correct copy of the foregoing was forwarded by U.S. Mail, postage prepaid to the persons listed below, on this 29th day of January, 2018.

Keith A. Turner

Mr. John Clayson Roberts
160 Lucy Drive
Mt. Juliet, TN 37122

Mr. William Eldridge Roberts
2025 Forest Drive
Waynesboro, VA 22980

Mrs. Kellie Dawn Highfill
3841 Bonnacreek Drive
Hermitage, TN 37076

Regions Bank
P.O. Box 1984
Birmingham, AL 35201

Regions Bank
P.O. Box 2224
Birmingham, AL 35246-0026

Regions Bank
P.O. Box 10063
Birmingham, AL 35202