Bill Garrett Davidson County
Batch# 127465 DEEDWARR
08/10/2018 10:59:15 AM 3 pgs
Fees: $18.00 Taxes: $954.23
20180810-0079117

ADDRESS NEW OWNER: Austin Hale
Erin Hale
2627 Emery Drive
Nashville, TN 37214

SEND TAX BILL TO: FirstBank
341 Cool Springs Blvd., Suite 100
Franklin, TN 37067

MAP-PARCEL NOS. 095-12-0-110.00

Prepared by: Cindy S. Smith, P.C. (for Stewart Title)
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, **Denise E. Taylor, Executrix of the Estate of Elaine Eversmeyer** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Austin Hale and Erin Hale, 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. 6 on the Plan of Meadowview Acres, of record in Book 2133, page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elaine K. Eversmeyer by deed from Earl W. Rice, Jr., Sole Heir at Law of Nellie S. Rice of record in Book 9637, page 975 Register's Office for Davidson County, Tennessee. Elaine K. Eversmeyer having since died testate on January 2, 2018. Her Last Will and Testament attempted to devise the subject property to Robert Taylor, David Taylor, Jesse Eversmeyer, Meagan Eversmeyer, Austin Eversmeyer and Kayce Eversmeyer . Her Last Will & Testament further attempted to vest title to all of her interest in real estate in her personal representative and all real estate was to be considered a part of her probate estate. Elaine K. Eversmeyer is one and the same person as Elaine Eversmeyer. See Docket No. 18P153 Probate Clerks Office for Davidson County, Tennessee.

The heirs at law have devised their interest in the subject property to Denise E. Taylor, Executrix of the Estate of Elaine Eversmeyer. See Quitclaim Deed from Jesse Eversmeyer to Denise E. Taylor, Executrix of the Estate of Elaine Eversmeyer in Instrument No. 20180807-0077580, said Register's Office. See Quitclaim Deed from Robert Taylor, David Taylor, and Kayce Eversmeyer to Denise E. Taylor, Executrix of the Estate of Elaine Eversmeyer in Instrument No. 20180807-0077581, said Register's Office. See Quitclaim Deed from Meagan Eversmeyer to Denise E. Taylor, Executrix of the Estate of Elaine Eversmeyer in Instrument No. 20810807-0077582, said Register's Office. See Quitclaim Deed from Austin Eversmeyer to Denise E. Taylor, Executrix of the Estate of Elaine Eversmeyer in Instrument No. 20180807-0077583, said Register's Office.

See Letters Testamentary attached hereto and made a part hereof.

This is property with a common address of 2627 Emery Drive, Nashville, TN 37214.

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 being assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 5200, Pages 705 and 706, as amended in Book 6392, Page 321, Register's Office for Davidson County, Tennessee.(3) All matters appearing on the Plan of record in Book 2133, Page 50, Register's Office for Davidson County, Tennessee.(4) Restrictive Covenants of record in Book 2144, Page 517, said Register's Office.(5) Sanitary Sewer and/or Storm Drainage of record in Book 4365, Page 754, said Register's Office.(6) Avigation Easement of record in Book 9637, Page 973, said Register's Office.

Denise E. Taylor, Executrix of the Estate of Elaine Eversmeyer further warrants that there are no matters affecting said Estate that would encumber the conveyance of the title in the subject property to the said Grantee.

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 9th day of August 2018.

Denise E. Taylor Executrix of the Estate of Elaine Eversmeyer
Denise E. Taylor, Executrix of the Estate of Elaine Eversmeyer

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Denise E. Taylor, Executrix of the Estate of Elaine Eversmeyer** , 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 9th day of August 2018.

Notary Public
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $257,900.00.

Affiant

Subscribed and sworn before me this 9th day of August 2018.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMAS NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE My Commission Expires MAY 2, 2022

File No. 1807K201

Copy

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **DENISE E. TAYLOR** DOCKET NO: **18P153**

It appearing to the Court that ***ELAINE EVERSMEYER*** *has died leaving a written Will in which you are appointed* ***Executrix*** *and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

THESE ARE, THEREFORE, to empower you, the said ***DENISE E. TAYLOR****, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within* ***sixty (60) days*** *from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this ***February 8th, 2018****.*

RICHARD R. ROOKER, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **DENISE E. TAYLOR** as **Executrix** of the estate of **ELAINE EVERSMEYER**, deceased, and I do further certify that **DENISE E. TAYLOR** is still acting **Executrix** of the estate of **ELAINE EVERSMEYER** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the _____ day of _____, 20___.

RICHARD R. ROOKER, Clerk

_____ D.C.