2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24695

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF August 2018

Notary Public

MY COMMISSION EXPIRES: 8-20-2019

(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 128919 DEEDWARR
08/14/2018 01:49:42 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20180814-0080316

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John G. Williams, Jr.	New owner	MAP
1004 Percy Warner Boulevard		PARCEL 129-12-0-070.00
Nashville, TN 37205-4108		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Estate of Susan S. Hefner, a single woman and Megan Burkes**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John G. Williams, Jr.**, single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 74 on the Plan of Section 1, Warner Park Valley of record in Plat Book 3600, Page (s) 12 through 14, 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 Susan S. Hefner, a single woman by Warranty deed from Ruth F. Tolleson, a single woman, by and through Pamela L. Francis, Attorney in Fact of record in Instrument No. 20120924-0086476, Register's Office for Davidson County, Tennessee, dated September 20, 2012 and recorded on September 24, 2012. The said Susan S. Hefner having since died on May 4, 2018. The heirs at law of Susan S. Hefner are Megan Hefner Burkes, Denise Marie Hefner Sojourner and Michael Gregory Hefner. See Affidavit of Heirship of Debra Powell Reed of record as Instrument Number 20180814-0080313, said Register's office. The Said Denise Marie Hefner Sojourner and Michael Gregory Hefner having quitclaimed and conveyed to Megan Hefner Burkes any and all interest they may have in the subject property by Quitclaim Deeds of record as Instruments Number 20180813-0080314 and 20180814-0080315 said Register's Office. Further, the Estate of Susan S. Hefner has been probated in the Chancery Court of Harrison County, Mississippi (Cause No. 24CH1:18-cv-01393-SS). Megan Hefner Burkes is the sole devisee under the Last Will and Testament of Susan Spurlock Hefner and is named Executrix and Personal Representative of the Estate. Pursuant to a certain Decree Granting Petition for Probate of Will, for Letters Testamentary and for Authority to Sell Real Property and Close Sale, Megan Hefner Burkes is ordered to sell the subject real property. A copy of said Decree is attached as Exhibit "A" to this instrument.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1004 Percy Warner Boulevard, Nashville, TN 37205-4108.**

RETURN TO

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 ____ hand(s) this the 1st day of August, 2018.

Estate of Susan S. Hefner

Megan Burkes, Executrix

Megan Burkes, Executrix

Megan Burkes

Megan Burkes

STATE OF Mississippi
COUNTY OF Forrest

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Megan Burkes, Executrix** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of August, 2018.

My Commission expires: 11/26/2021

Notary Public

STATE OF MISSISSIPPI
DILLION H. BUCHANAN
ID No. 122249
Com. Exp. 11-26-2021
NOTARY PUBLIC
FORREST COUNTY

STATE OF Mississippi
COUNTY OF Forrest

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Megan Burkes** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

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My Commission expires: 11/26/2021

Notary Public

STATE OF MISSISSIPPI
DILLION H. BUCHANAN
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FORREST COUNTY