THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Y Johnson Davidson County
Batch# 137127 DEEDWARR
09/05/2018 10:37:36 AM 2 pgs
Fees: $13.00 Taxes: $762.20

20180905-0087656

Return to:
Greater Nashville Title & Closing Co.
200 Madison St.
Madison, TN 37115

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tin Roof Restoration, Inc. 2506 Wiltshire Murfreesboro, TN 37129	Same as owners	032-14-0-020.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jack Wooten, Jr., not individually, but as Personal Representative of THE ESTATE OF NELLIE GREY HILL WOOTEN, Deceased,** hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **TIN ROOF RESTORATION, INC.**, hereinafter called the Grantee, its successors and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being Lot No. 28, on the Plan of Grande Villa Estates, Section 2, of record in Book 4675, page 158, Register's Office, Davidson County, Tennessee to which plat record is hereby made for a more complete description.

Being the same property conveyed to Jack Weair Wooten *et ux* Nell Wooten by Warranty Deed from Zack Cheek Builders, Inc. of record in Book 5054, page 356, Davidson County Register of Deeds. Jack Weair Wooten died, leaving Nell Wooten as the surviving tenant by the entirety. Nell Wooten is now deceased. Pursuant to ORDER APPROVING SALE OF PROPERTY AND ADMINISTRATION OF SALE PROCEEDS, entered on August 23, 2018, in the matter of "ESTATE OF NELLIE GREY HILL WOOTEN, Deceased", in the Probate Court for Davidson County, Tennessee, Docket No. 18P-327, this real property was brought back into the estate pursuant to Tenn. Code Ann. 30-2-402, and to be sold as set out herein by the execution of this Warranty Deed by the Personal Representative of the deceased. Nell Wooten and Nellie Grey Hill Wooten are the same person.

This property is commonly known as **1410 Bellavista Blvd, Nashville, TN 37207**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

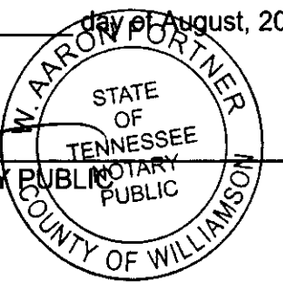
Witness my hand this 31 day of **August, 2018**:

Jack Wooten, Jr., as Personal Representative of THE ESTATE OF NELLIE GREY HILL WOOTEN, Deceased

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Jack Wooten, Jr**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the **Personal Representative** of **THE ESTATE OF NELLIE GREY HILL WOOTEN, Deceased**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **THE ESTATE OF NELLIE GREY HILL WOOTEN, Deceased,** for the purposes therein contained.

Witness my hand and official seal on this the 31 day of August, 2018:



NOTARY PUBLIC

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $206,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF August, 2018:

Notary Public

My Commission Expires: 7-5-2021

