Karen Y Johnson Davidson County
Batch# 143593 DEEDWARR
09/21/2018 09:21:41 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20180921-0093606

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $299,900.00

Affiant

Subscribed and sworn to before me, this 14th day of September, 2018.

Notary Public

My commission expires:

HUDSON LEWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 19, 2022

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brenda Kirby	New Owner	**142-09-0H-108.00 CO**
9016 Sawyer Brown Rd		
Nashville, TN 37221		

FOR AND IN 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 ACKNOWLEDGE, WE,

Holley Fuller Roberts, Personal Representative of the Estate of Robin B. Fuller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brenda Kirby, An Unmarried Woman

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 Unit No. 9016, together with the carport designated No. 9016-C, in River Plantation, Section IX, Phase II-D, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-D Condominium Apartments, contained in the Master Deed and By-Laws appended theretp, recorded in Book 8061, Pages 341-356, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions, and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, Page 924, and annexation documents of record in Book 8494, Page 628; Book 8591, Page 251; Book 8666, Page 319; Book 8844, Page 642, as amended in Book 8975, Page 89. Register's Office for said County, and Book 9053, Page 256, said Register's Office.

Being the same property conveyed to Emily Fuller, married, by Warranty Deed from Cecil Francis Lea, or Elva Tharp Lea, Trustee of the Cecil Francis Lea and Elva Tharp Lea Revocable Trust, dated July 25, 2000, of record in Instrument No. 200007260073980, Register's Office for Davidson County, Tennessee.
he said Emily Fuller died testate on February 13, 2015 and her will was entered into probate as case no. 15P1174 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. She left her husband Robin Byron Fuller, daughter Holley Fuller Roberts and son Byron Fuller. Holley Fuller Roberts was named Executor of the Estate. Robin Byron Fuller died February 26, 2015 leaving Holley Fuller Roberts and Byron Fuller. His Will probated at Docket No. 15P1175 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Byron Fuller was named Executor of the Estate. Byron Fuller executed a Declination declining to serve as Executor of the estate, and the Court appointed Holley Fuller Roberts as Personal Representative of the estate. The Will of Robin Byron Fuller stated that the Executor or Personal Representative "shall have the right and power to lease, sell, mortgage, and otherwise encumber any real or personal property that may be included in the estate.
The Subject property is not the primary residence of the grantors, spouses or any dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Annexation documents of record in Book 8494, Page 628; Book 8591, Page 251; Book 8666, Page 319; Book 8844, Page 642, as amended in Book 8975, Page 89, and Book 9053, Page 256, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 9016 Sawyer Brown Rd, Nashville, TN 37221.

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 in 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.

Holley Fuller Roberts Date: 9-13-18
Holley Fuller Roberts

Date: 9-13-18
Byron Fuller

Holley Fuller Roberts Date: 9-13-18
Holley Fuller Roberts
Executrix of The Estate of Emily Fuller
Executrix of The Estate of Robin Byron Fuller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Holley Fuller Roberts and Byron Fuller, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of September, 2018.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: NOV 0 8 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Emily Fuller Roberts, Executrix of The Estate of Emily Fuller and Executrix of The Estate of Robin Byron Fuller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand, at office, this 13th day of September, 2018.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: NOV 0 8 2021