This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
1639 Medical Center Parkway
Suite 101
Murfreesboro, TN 37129
File Number: 2-18-2086

Karen Y Johnson Davidson County
Batch# 151171 DEEDWARR
10/12/2018 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20181012-0101505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Toni Y Fitzpenn
Affiant

Subscribed and sworn to before me this the 4th day of October, 2018

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission Expires: 3/8/2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Graham Fitzpenn and Toni Fitzpenn 315 Finley Drive Nashville, TN 37217	NEW OWNER	120-13-0-015.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Bedford Forrest Rucker III, Executor of The Estate of Corretta B. Rucker, and Beneficiaries under the Last Will and Testament of Correta B. Rucker (Bedford Forrest Rucker, III; Robert William Rucker; and Timothy Mark Rucker)**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Graham Fitzpenn, an unmarried man (a 10% ownership interest) and Toni Fitzpenn, a married woman (a 90% ownership interest)**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 13 on the Map of Finley Gardens, as of record in Book 2083, Page 69, Register's Office for said County, to which reference is hereby made for a more complete description.

Said Lot No. 13 fronts 95 feet on the Southerly side of Finnley Drive and runs back 167.9 feet on the Easterly line and 155.6 feet on the Westerly line to a dead line, measuring 80 feet thereon.

Being the same property conveyed to Bedford F. Rucker, Jr. and wife, Corretta B. Rucker, by Warranty Deed from Russell B. Anderson and Ira J. Estes, Jr., recorded on the 9th day of April, 1954, in Deed Book 2274, Page 177, in the Register's Office of Davidson County, Tennessee.

Bedford F. Rucker, Jr. having since died on 06/21/2016. Corretta B. Rucker having since died on 12/17/2017, leaving a Last Will and Testament filed for probate under Docket No. 18P1041, in the Circuit Court (Probate Division) of Davidson County, Tennessee. The Beneficiaries under said Will are Bedford Forerest Rucker, III; Robert William Rucker; and Timothy Mark Rucker. Subject property having been puleled back into the Estate pursuant to Order filed September 28, 2018.

This is ☒ improved or ☐ unimproved property located at: **315 Finley Drive, Nashville, TN 37217.**

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This conveyance is made subject to 1) Property taxes for the year 2019, and thereafter a lien not yet due and payable. 2) Property taxes for the year 2018 have been paid prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 3) all applicable zoning ordinances; 4) utility, sewer, drainage and other easements of record; 5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 6) building restrictions; and 7) 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of October, 2018.

GRANTOR:

The Estate of Corretta B. Rucker

By: Bedford Forrest Rucker III
Bedford Forrest Rucker III, Executor

Beneficiaries under the Last Will and Testament of Correta B. Rucker

By: Bedford Forrest Rucker III
Bedford Forrest Rucker III, Beneficiary

By: Robert William Rucker
Robert William Rucker, Beneficiary

By: Timothy Mark Rucker
Timothy Mark Rucker, Beneficiary

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bedford Forrest Rucker III, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Executor of The Estate of Corretta B. Rucker, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of October, 2018.

Amanda Vaughn
Notary Public
My Commission expires: 5/5/2020

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bedford Forerest Rucker, III, Robert William Rucker, and Timothy Mark Rucker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Beneficiaries under the Last Will and Testament of Corretta B. Rucker, the maker, and execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of October, 2018.

Amanda Vaughn
Notary Public
My Commission expires: 5/5/2020

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

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True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

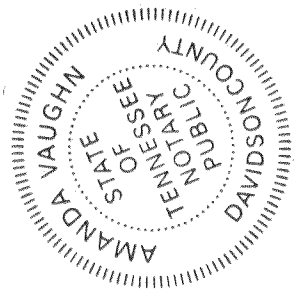
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)