WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 177910 **DEEDWARR**
12/26/2018 12:18:40 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20181226-0125155

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dianna L. Maher	Dianna L. Maher	104-05-0-176.00
(NAME)	(NAME)	
1014 Fair Street	1014 Fair Street	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Franklin, TN 37064	
(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, I, **Tia Sillers, as Executrix of the Estate of Robert Sillers,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Dianna L. Maher,** HEREINAFTER CALLED THE GRANTEE, HER 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 the easterly portion of Lot No. 412 on the plan of Richland Realty Company's Subdivision, Division "C", of record in Book 421, page 31, Register's Office for said County.

Said part of Lot No. 412 fronts 60 feet on the Northerly margin of Princeton Avenue and extends back 230 feet, more or less, on the Westerly line and 230 feet, more or less, on the easterly line to an alley in the rear, measuring 45 feet thereon.

Being the same property conveyed to Southern Land Acquisitions, Inc., a Nevada Corporation, by Warranty Deed from Nancy E. Stewart, a single person, dated July 31, 2014, of record in Instrument No. 20140806-0070699, corrected in Instrument No. 20140829-0079394, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Robert Sillers, unmarried, by Quitclaim Deed from Southern Land Acquisitions, Inc., a Nevada corporation, dated August 10, 2014, of record in Instrument No. 20150109-0002478, Register's Office for Davidson County, Tennessee. Robert Sillers died testate on August 14, 2018. See Last Will and Testament of Robert Sillers of record in Instrument No. 20181015-0101844, Register's Office for Davidson County, Tennessee. See also Probate No. 18P1505, Seventh Circuit Court for the Twentieth Judicial District Metropolitan Nashville/ Davidson County, Tennessee (Probate Division). Tia M. Sillers was appointed executrix of the Estate of Robert Sillers.

unimproved ☐

This is improved ☑ property, known as 3714 Princeton Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2018, which by acceptance of this conveyance, is expressly assumed by Grantors; all matters appearing on the plan of record in Book 421, page 31; easement fence and driveway of record in Book 7737, page 280; all of record in the Register's Office for Davidson County, Tennessee.

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, her heirs and assigns forever; and we do covenant with the said GRANTEE that I am 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 GRANTEE, her 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 my hand this 19th day of December, 2018.

Tia Sillers, as Executrix of the Estate of Robert Sillers

State of Tennessee
County of WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Tia Sillers, as Executrix of the Estate of Robert Sillers, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at City of FRANKLIN, Tennessee, this 19th day of December, 2018.

Notary Public
My Commission Expires: My commission expires February 02, 2019

File No.: 28776

DAVID O. KELLY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY