Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
~~Suite 203~~
Franklin, TN 37069

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2019.

Notary Public

COMMISSION EXPIRES: 4/13/22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022
(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 236238 **DEEDWARR**
05/30/2019 09:58:05 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20190530-0051139

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John S. Cail	Same as	142-13-0C-053.00-C
(NAME)	(NAME)	
8620 Sawyer Brown Road	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Lisa H. Taylor, Executrix of the Estate of Nancy T. Hillin,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John S. Cail, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 8620 together with the carport designated No. 8620-C, in River Plantation, Section Ten, Phase II-E, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-E, Condominium Apartments, recorded in Plat Book 9700, pages 367 and 368, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation document in Book 10417, page 348, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-E, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, page 598, et. sec., as applied to Section Ten, Phase II-A; Section Ten, Phase II-B; Section Ten Phase II-C; Section Ten, Phase II-D; and Section, Ten, Phase II-E, by annexation documents in Book 9780, page 284; Book 9669, page 111; Book 10024, page 409; Book 10136, page 708; and Book 10417, page 348, 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.

Being the same property conveyed to Nancy T. Hillin by Warranty Deed dated July 2, 2014 from Lisa D. Baltz, unmarried n/k/a Lisa D. O'Connor and Gary O'Connor, her husband, recorded July 8, 2014 in Instrument No. 201407080060126, in the Register's Office for Davidson County, Tennessee. The said Nancy T. Hillin died testate on December 9, 2018. Her Last Will and Testament was admitted to Probate in the Seventh Circuit Court of Davidson County, Tennessee Probate Division under Docket 19P151. Pursuant to the terms of the aforesaid Will, Lisa H. Taylor was named Executor of the Estate of Nancy T. Hillin. Pursuant to Item 7(B) of said Last Will and Testament real estate was expressly included in the Decedent's estate thus empowering the Executrix of said Estate to sell and convey real estate, including this property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 8620 Sawyer Brown Road Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, successors 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, 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 our hands this 24th day of May, 2019.

The Estate of Nancy T. Hillin, Grantor

By: Lisa H. Taylor, Executrix
Lisa H. Taylor, Executrix

State of Tennessee)
)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Lisa H. Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who in my presence affixed her signature to the within instrument, and stated upon oath that she did so for and on behalf of the Estate of Nancy T. Hillin, the within named bargainor, as its duly appointed and acting Executrix, being fully authorized so to do, freely and voluntarily and for the purposes therein contained.

WITNESS my hand and seal this 24th day of May, 2019.

NOTARY PUBLIC

Commission Expires:

SHANNON PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023