THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-26037A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: March 3, 2020

(AFFIX SEAL)

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 245137 DEEDWARR
06/18/2019 02:22:18 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20190618-0058730

RETURN T
W CO

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David J. Hill and Cathy Hill	NEW OWNER	
740 Greeley Drive		11504006500
Nashville, TN 37205		
(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, **Estate of Mary Alice Kearley by and through Christine Galbreath Jernigan, Personal Representative,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **David J. Hill and wife, Cathy Hill,**

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 Lot No. 218 on the Plan of Hillwood Estates, Section 10 of record in Plat Book 2331, Page 95 and 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to James Allen Kearley and wife, Mary Alice Kearley, as tenants by the entirety by Quitclaim deed from James Allen Kearley and wife, Mary Alice Kearley of record in Instrument No. 20150316-0022514 Register's Office for Davidson County, Tennessee, dated March 13, 2015 and recorded on March 16, 2015. James Allen Kearley died on September 22, 2015, leaving Mary Alice Kearly as the surviving tenant by the entirety. Mary Alice Kearly died on December 15, 2018 leaving Christine Galbreath Jernigan (a/k/a Mary Christine Galbreath Jernigan) as her sole beneficiary pursuant to Last Will and Testament entered in The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 19P520, and recorded as Instrument No. 20190405-0031083, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **740 Greeley Drive, Nashville, TN 37205.**

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. 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 the 14 day of June, 2019.

Estate of Mary Alice Kearley

BY: Christine Galbreath Jernigan, Personal Representative
Christine Galbreath Jernigan, Personal Representative

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 **Christine Galbreath Jernigan, Personal Representative of the Estate of Mary Alice Kearley,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14th day of June, 2019.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON