ADDRESS NEW OWNER: Marvin L. Caldwell
Marilyn P. Caldwell
8217 Spring Ridge Dr.
Nashville TN 37221

SEND TAX BILL TO: FirstBank
318 Seaboard Lane, Suite 205
Franklin, TN 37067

MAP-PARCEL NOS. 155-15-0-052.00

Karen Johnson Davidson County
Batch# 276978 DEEDWARR
08/27/2019 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20190827-0086416

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Kim Lorraine Henson Willoughby, both individually and as the Executrix of the Estate of Lillian Lorraine Willoughby,** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Marvin L. Caldwell and Marilyn P. Caldwell, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being No. 19 on the Plan of the First Revision of McCrory Heights, as recorded on Plat Book 9700, Page 162, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Gerald W. Henson and wife, Lillian L. Henson by Warranty Deed, from Buddy Dunn Contractors, L. P. a Tennessee Limited Partnership of record in Book 10666, page 169, Register's Office for Davidson County, Tennessee, date signed: October 30, 1997, date filed: October 31, 1997. Gerald Wayne Henson died April 10, 2009 leaving Lillian L. Henson as the surviving tenant by the entirety. Lillian Lorraine Henson died testate December 17, 2018. Pursuant to the Last Will and Testament of Lillian Lorraine Henson duly probated under Docket No. 19P-146 in The Seventh Circuit Court For Davidson County, Tennessee (Probate Division) subject property was devised to Kim Lorraine Henson Willoughby. See Executor's Quitclaim Deed of record in 201908270086415, Register's Office for Davidson County, Tennessee.

Gerald W. Henson and Gerald Wayne Henson are one and the same person.

Lillian L. Henson and Lillian Lorraine Henson are one and the same person.

Kim Lorraine Henson Willoughby and Kim H. Willoughby are one and the same person.

Grantor warrants that the subject property has never been used as her marital residence and is not subject to any marital rights therein.

This is property with a common address of 8217 Spring Ridge Drive, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 9700, page 162, Register's Office for Davidson County, Tennessee.(3) All matters appearing in the matter of "The Estate of Lillilian Lorraine Henson," Probate No. 19P146, Chancery Court for Davidson County, Tennessee. Said estate was opened on February 6, 2019 and has not been closed.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of August 2019.

Kim Lorraine Henson Willoughby

Kim Lorraine Henson Willoughby, Executrix of the
Estate Lillian Lorraine Henson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Kim Lorraine Henson Willoughby, both individually and as the Executrix of the Estate of Lillian Lorraine Henson,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of August 2019.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $399,000.00.

Affiant

Subscribed and sworn before me this 27th day of August 2019.

Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

File No. 1908K174

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, do hereby 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 is a true and correct copy or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022