THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500, P. O. Box 527
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 330740 DEEDWARR
12/17/2019 08:59:37 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20191217-0129909

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Jason Minton and Kimberly Gilbert 2754 Greer Road Goodlettsville, Tennessee 37072	Reliant Bank 105 Continental Place, Suite 300 Brentwood, Tennessee 37027	011-00-0-063.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM NORMAN CHRISMAN, as Administrator c.t.a. of the Estate of Ronald E. Chrisman,** has this day bargained and sold, and does hereby transfer and convey unto the said **JASON MINTON, unmarried and KIMBERLY GILBERT, unmarried,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in the 10th Civil District of Davidson County, Tennessee, on the south side of Greer Road, and being Tract No. A-6, as shown by a survey of the A. F. Greer property by Hickerson and Smith Engineering Company, dated October 20, 1964, a plat of which is of record in the County Court Clerk's Office for Davidson County, Tennessee, in the case of Dorothy B. Greer vs Floyd T. Greer, Docket Number 45899.

Beginning at a point located in the center of Greer Road where the A. F. Greer property joins the W. Ray Glasgow property and running south 00 degrees 30' east 925 feet to a locust tree; thence south 85 degrees 30' west 25 feet to a point in the line between the A. F. Greer property and the John Benton property; thence north 17 degrees 00' west 815 feet to a point in the center of Greer Road thence north 58 degrees 05' east 300 feet to the point of beginning, and containing 3.0 acres, more or less.

Being the same property conveyed to RONALD E. CHRISMAN, A SINGLE PERSON, by Installment Deed from NANCY E. ELDRIDGE, A WIDOW, of record in Book 6488, page 21, dated February 4, 1985, said Register's Office. RONALD E. CHRISMAN created a tenancy by the entirety with spouse EVELYN GRACE CHRISMAN, by Quitclaim Deed of record in Book 10887, page 154, dated April 15, 1998, said Register's Office. EVELYN GRACE CHRISMAN conveyed her interest in said property to RONALD E. CHRISMAN, by Quitclaim Deed of record as Instrument No. 20010427-0042486, dated April 6, 2001, said Register's Office.

RONALD E. CHRISMAN died testate on or about July 26, 2018. Pursuant to the Agreed Order To Approve Real Estate Purchase Contract dated November 19, 2019, of record in Docket No. 19P1071, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the Administrator, c.t.a., WILLIAM NORMAN CHRISMAN, has been authorized to execute documents and convey said property on behalf of said estate.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$235,000.00**.
Subscribed and sworn to before me
This the 12 day of December, 2019.
My Commission Expires: 12/23/2020

x [signature]
Affiant

[signature]
Notary Public

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 12 day of December, 2019.

x [signature]
WILLIAM NORMAN CHRISMAN,
Administrator c.t.a. of the Estate of Ronald E. Chrisman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **WILLIAM NORMAN CHRISMAN, Administrator c.t.a. of the Estate of Ronald E. Chrisman,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 12 day of December, 2019.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

[signature]
NOTARY PUBLIC

My Commission Expires: 12/23/2020