Karen Johnson Davidson County
Batch# 352535 DEEDWARR
02/03/2020 01:03:36 PM 2 pgs
Fees: $13.00 Taxes: $666.00
20200203-0012214

THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-1577 CONNIE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires July 9, 2022	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February, 2020. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Kevin Andrews Sandra Andrews 8204 Gordon Lane Hermitage, TN 37076	Cardinal Financial DBA Peoples Home Equity 3701 Arco Corporation Dr. Ste 200 Charlotte, NC 28273	075-14-0 018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WILLIAM TIMOTHY HILL, Executor for the Estate of Billy Gray**, called the Grantor has bargained and sold, and by these presents do transfer and convey unto **KEVIN ANDREWS et ux, SANDRA ANDREWS**, 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. 144 on the Plan of Hermitage Estates of record in Plat Book 3300, pages 70 and 71, 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 the same property conveyed to BILLY R. GRAY, by deed from CHARLES L. THOMAS, JR., UNMARRIED, AND RANDALL B. THOMAS, UNMARRIED, of record as Instrument No. 20150519-0046016, dated May 11, 2015, said Register's Office.

BILLY R. GRAY died testate on or about October 7, 2018. Pursuant to the terms of his will of record in Docket No. 18P1942 in the Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be treated as part of the probate estate. For further reference see Order to Approve Contract for Sale of Real Property dated January 10, 2020, of record in Docket No. 18P1942 in the Circuit Court for Davidson County, Tennessee, Probate Division.

This is improved property known as 8204 Gordon Lane, Hermitage, Tennessee 37076.

THIS CONVEYANCE IS SUBJECT TO:

1) Property taxes of Metropolitan Davidson County, Tennessee for the year 2020, a lien yet not due or payable.
2) Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
3) Subject to all matters shown on the Plan of record at Plat Book 3300, pages 70 and 71, Register's Office for Davidson County, Tennessee.
4) Tenant in Possession.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns, forever; and I 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 in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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. 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.

The Grantor has not used the subject property as a private place of residence.

WITNESS my hand this 31st day of January, 2020

ESTATE OF BILLY R. GRAY

By: _____
William Timothy Hill, Executor

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared **WILLIAM TIMOTHY HILL,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of Billy Gray, the within named bargainor, and that such Executor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate of Billy Gray, as Executor.

Witness my hand, at office, this 31st day of January, 2020.

Charlotte E Herring
Notary Public

My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021