STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $339,500.00 (Three Hundred Thirty Nine Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 12th day of March, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JAMIN ENQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 3, 2023 NOTARY SEAL

Karen Johnson Davidson County
Batch# 372283 DEEDWARR
03/13/2020 12:27:45 PM 2 pgs
Fees: $13.00 Taxes: $1,256.15

20200313-0028269

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Brian Bequette 240 Lanier Drive Madison, TN 37115	**Brian Bequette** **615 Main Street, Suite 120** **Nashville, TN 37206**	04314008400

WARRANTY DEED

FOR AND IN 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/WE, **ROBERT D. FRANCIS, EXECUTOR OF THE ESTATE OF MELISSA D. FRANCIS AND ROBERT D. FRANCIS, A MARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BRIAN BEQUETTE,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 parts of Lot Nos. 23 and 24 and all of Lot No. 25 on the revised and corrected Map of Bernice L. Dickerson's Subdivision, not of record, described according to a survey made by Blanchard and Parrish, Surveyors, June 30, 1937, as follows:

Beginning on the westerly margin of Lanier Drive at a point 1250 feet south of the southerly margin of Old Hickory Boulevard, being the southeast corner of property conveyed to Otis Todd and wife, Thelma Leon Todd by deed from Charles O. Thorne and wife, of record in Book 1227, Page 327, Register's Office for Davidson County, Tennessee; thence with the southerly line of said Todd's property, North 89 deg. West 166 feet to a stake; thence South 16 deg. 9 feet east 40 feet to a post, the common westerly corner of Lot Nos. 23, 24, 25 and 26; thence with the line between Lot Nos. 25 and 26, easterly 146.5 feet to a stake on the westerly margin of Lanier Drive; thence, with said Drive, northerly 75 feet to the beginning.

Being the same property conveyed to Melissa D. Francis, unmarried, by deed from Rodney N. Killion, unmarried, of record in Instrument No. 20151221-0128181, dated December 15, 2015 and recorded December 21, 2015 in said Register's Office for Davidson County, Tennessee. The said Melissa Frances a/k/a Melissa D. Francis died testate, October 29, 2019 and by her Last Will and Testament filed as Docket No. 20P155 in the Seventh Circuit for Davidson County Probate Division, appointed her farther, Robert D. Francis, Executor. Robert D. Francis also being the sole beneficiary and heir-at-law of the Estate of Melissa D. Francis.

The said Robert D. Francis hereby makes oath that the above described property have never been the marital residence of Robert D. Francis.

Being also known as 240 Lanier Drive, Madison, Tennessee 37115.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **240 LANIER DRIVE** **MADISON, TN 37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number: GTE File: 2019115434

WITNESS, this 12 day of March, 2020

Estate of Melissa D. Francis

Robert D Francis Executor

By: Robert D. Francis, Executor

Robert D Francis

Robert D. Francis, Individually

STATE OF NORTH CAROLINA)
COUNTY OF HENDERSON)

On this 12 day of March, 2020 before me, the undersigned, a Notary Public in and for said County and State, Personally appeared Robert D. Francis, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself as Executor of the Estate of Melissa D. Francis, and in his capacity as such Executor, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 12 day of March, 2020.

Notary Public

My Commission Expires: 8/15/2025

JACQUELINE REDIFER
NOTARY PUBLIC
HENDERSON COUNTY, NC
My Commission Expires 8-15-2023

STATE OF NORTH CAROLINA)
COUNTY OF HENDERSON)

On this 12 day of March, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert D. Francis with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 12 day of March, 2020.

Notary Public

Commission Expires: 8/15/2023

JACQUELINE REDIFER NOTARY PUBLIC HENDERSON COUNTY, NC
My Commission Expires 8-15-2023

LTSR Number:

GTE File: 2019115434