RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013688

Karen Johnson Davidson County
Batch# 405877 DEEDWARR
05/26/2020 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20200526-0054208

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15.2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2020.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brianna Leland 142 Jacksonian Drive Hermitage, TN 37076	Same address as new owner	074-08-0-240.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Five Thousand and 00/100 Dollars ($405,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **VIVIAN ANN GIRTON TALBERT, AS EXECUTRIX AND INDIVIDUALLY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRIANNA LELAND, UNMARRIED**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 994 on the Plan of Hermitage Hills, Section 10, of record in Book 3600, page 50, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to George Robert Miley and wife, Emma L. Miley from Elvis E. Hamrick and wife, Linda L. Hamrick, and Lois Hamrick, by Warranty Deed dated November 21, 1978, and recorded November 27, 1978 in Book 5367, page 646, Register's Office for Davidson County, Tennessee.

The said George Robert Miley having since died on April 16, 2018, thereby vesting title in Emma L. Miley, as surviving tenant by the entirety. The said Emma L. Miley a/k/a Emma Louise Miley, having since died testate on May 21, 2019, whose Probate Estate is found in Docket No. 19P1060 in the Circuit Court of Davidson County, Tennessee (Probate Division), with the Last Will and Testament appointing Vivian Ann Girton Talbert as Executrix, and devising residue of the estate to the said Vivian Ann Girton Talbert.

The address of the herein described property is believed to be 142 Jacksonian Drive, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 19th day of May, 2020.

Vivian Ann Girton Talbert

VIVIAN ANN GIRTON TALBERT, INDIVIDUALLY

Vivian Ann Girton Talbert Executrix

VIVIAN ANN GIRTON TALBERT, EXECUTRIX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Vivian Ann Girton Talbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of May, 2020.

Notary Public
My commission expires:

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Vivian Ann Girton Talbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executrix of the Estate of The Estate of Emma L. Miley, the within named bargainor and that she as such Executrix, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by herself, as Executrix.

WITNESS my hand and seal, this the 19th day of May, 2020.

Notary Public
My commission expires:

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

True Copy Certification

I, **Jennifer Pennell**, 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 of the original document executed and authenticated according to law.

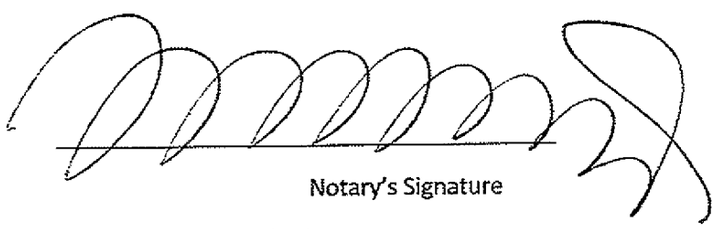


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

