20211639R

Karen Johnson Davidson County
Batch# 708269 **DEEDWARR**
09/01/2021 11:27:34 AM 2 pgs
Fees: $13.00 Taxes: $2,904.50

20210901-0117830

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $785,000.00.

Affiant

Subscribed and sworn to before me this the 30th day of August, 2021.

Notary Public

My commission expires: 7/9/24

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Andrew Eshelman and Anne Ward Eshelman	**Capstar Bank**	**117-09-0-006.00**
3605 Wimbledon Road	**2002 Richard Jones Rd. Ste 300A**	
Nashville, TN 37215	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Frances T. Burns, an unmarried women

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Eshelman and Anne Ward Eshelman, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots No. 17,18, and 19 of Block "F" on the Revised Plan of The Life & Casualty Insurance Co's Subdivision of Woodmont Acres, of record in Plat Book 843, Page 102, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lots 17,18,and 19 front together 75 feet on the southerly side of Wimbledon Road and run back 157.44 feet on the westerly line and 158.46 feet on the easterly line, to a dead line, measuring 75 feet thereon.

Being all of the same property conveyed to Frances T. Burns, Lillias D. Burns, and Mrs. Virginia C. Burns by Deed dated May 10, 1966, from Willis F. Armstrong and wife, Amy D. Armstrong of record in Book 4015 Page 639, Register's Office for Davidson County, Tennessee. The said Virginia C. Burns having since died testate on March 31, 1995. Her one-third interest was devised to Lillias Dale Burns and Frances Tate Burns by the Last Will and Testament of Virginia Colley Burns of record in Will Book 197 Page 364, Probate Court of Davidson County, Tennessee and further confirmed by Quitclaim Deed dated December 21, 1995, to Frances T. Burns , a one-sixth (1/6) undivided interest and Lillias D. Burns, a one-sixth (1/6) undivided interest from The Estate of Virginia Colley Burns, Frances T. Burns and Lillias D. Burns, Co-Executors of record in Book 9906 Page 411, Register's Office for Davidson County, Tennessee. The said Lillias Dale Burns having since died testate on June 6, 2013. The said property was devised to Virginia Colley Burns and Frances Tate Burns by the Last Will and Testament of Lillias Dale Burns of record in Docket No. 13P-1246 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division). Virginia Colley Burns having predeceased Lillias Dale Burns. The said property was further conveyed to Frances T. Burns by Executor's Quitclaim Deed dated October 24, 2013, from Frances T. Burns, Executor of the Estate of Lillias D. Burns of record in Instrument No. 20131105-0114798, Register's Office for Davidson County, Tennessee.

Virginia C. Burns being one and the same person as Virginia Colley Burns.
Frances T. Burns being one and the same person as Frances Tate Burns.
Lillias D. Burns being one and the same person as Lillias Dale Burns.

This instrument is being executed on behalf of Frances T. Burns, pursuant to a Durable General Power of Attorney executed by her on the 24th day of October,2013, of record in Instrument No. 20210831-0117396, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (x) Wimbledon Rd., Nashville, TN 37215.

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. Wherever 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/OUR HANDS EFFECTIVE AS OF 30th day of August, 2021:

Frances T. Burns by Frances Colley Bowman, Attorney-in-Fact

Frances T. Burns by Frances Colley Bowman, Attorney-In-Fact

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF WILLIAMSON	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Frances Colley Bowman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Frances T. Burns ("Principal"), and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 30th day of August, 2021.

My Commission Expires: 5/18/24

Notary Public

