File No. 280500650

WARRANTY DEED

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: April 13 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/09/08 13:51 3 pgs
Fees:18.00 Taxes:506.90
20080609-0059114

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christie Runnels	JPMorgan Chase Bank, N.A.	26-6-30
(NAME) 125 Brockhampton Court	(NAME) 5409 Maryland Way, Suite 202	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, James D. Sohl and Alice D. Sohl as Co_Executors of the Estate of Deborah Kim Sohl***, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto ***Christie Runnels and husband, Robert Runnels***, hereinafter called the grantee(s), heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 126 on the Plan of the Resubdivision of Windsor Green, Phase, Section I, Lots 126 & 127, as of record in Plat Book 6050, Page 158, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Deborah Kim Sohl by Deed dated October 25, 1993 from Kevin M. Mickey and Pamela L. Mickey of record in Deed Book 9134, page 925, Register's Office for said County. The said Deborah Kim Sohl having since died on 6/29/2007.

Subject to all matters as set forth per Plat Book 6050, Page 158, Register's Office of said County.

Restrictive Covenants of record in Deed Book 6406, Page 929, Register's Office of said County.

James D. Sohl and Alice D. Sohl, both execute this Instrument on Behalf of the Estate of Deborah Kim Sohl, as Co-Executors, pursuant to the Last Will and Testament of Deborah Kim Sohl and Letters of Testamentary, number 07P1090, presented and executed by the Seventh Circuit Court of Davidson County, Tennessee, July 19th, 2007.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 125 Brockhampton Court, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 our hands this 30th day of May, 2008.

The Estate of Deborah Kim Sohl

By: James D. Sohl Co executor

Deborah Kim Sohl, By: James D. Sohl as Co-Executor of the Estate of Deborah Kim Sohl

The Estate of Deborah Kim Sohl

By: Alice D. Sohl, Co-executor

Deborah Kim Sohl, By: Alice D. Sohl as Co-Executor of the Estate of Deborah Kim Sohl

STATE OF TN

COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James D. Sohl and Alice D. Sohl with whom I am personally acquainted and who upon their oath acknowledged themselves to be the C-Executors of The Estate of Deborah Kim Sohl the within named bargainer, an Estate, and that, James D. Sohl and Alice D. Sohl, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 30th day of May, 2008.

Commission expires: 02/28/2012

Notary Public

Lisa Hodges
State of Tennessee Notary Public
County of Sumner

File Number: 280500650

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, 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.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Jessica Talbott, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

JESSICA TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 04/15/2012

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