Davidson County DEEDWARR
Recvd: 07/15/14 08:37 2 pgs
Fees:13.00 Taxes:1117.40

20140715-0062089

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Diane Lee-Smith and James Turner	(Same)	119 05 0 096.00
(NAME)	(NAME) (New Owner)	
406 Woodbine St		
(ADDRESS)	(ADDRESS)	
Nashville 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Two Thousand And No/100 Dollars ($302,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James Lively III, Executor of the Estate of James S. Lively Jr.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Diane Lee-Smith, a single woman and James Turner, a married man**, 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. 491 on the Plan of Grandview Heights as of record in Book 161, pages 14 and 15, Register's Office for said County.

Said Lot No. 491 fronts 50 feet on the easterly side of Grandview, formerly Caldwell Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James S. Lively and wife, Milbrey W. Lively by Warranty Deed dated October 20, 1989 from James A. Petre and wife, Norma J. Petre and H. Michael Bennett, Trustee and filed of record in Book 7965, page 856, said Register's Office in Davidson County, Tennessee. The said Milbrey W. Lively died leaving property to her husband, James S. Lively as his sole and seperate property. James S. Lively died on February 23, 2013 leaving his estate (specifically including real property) to his children. The petition to probate names the heirs as James Stewart Lively, III and Patricia Gale Lively and Cynthia Ann Watts having died on June 25, 2013.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 406 Woodbine St, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this 10th day of July, 2014.

James Lively, III, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I,the authorized undersigned, a Notary Public, do hereby certify that James Lively, Executor of the Estate of James Lively, Jr., personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10th of July, 2014.

Notary Public

My Commission Expires: 3-25-18

(SEAL)

AURIE M. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017