WARRANTY DEED

SAMANTHA J. CHAMBLEE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Knox SC

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 04.02.2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angela D. Goodman	Platinum Mortgage Inc.	136-03-OA-121.00 CO
(NAME)	(NAME)	
3880 Priest Lake Drive, Apartment 37	103 Spenryn Dr. #B	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Madison, AL 35758	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, Sandra May Bennett, Personal Representative and Heir to the Estate of Arthur B. Ainsworth, deceased, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Angela D. Goodman, unmarried, 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 Townhouse #37, Building #16, in a Horizontal Property Regime which is located on the Plat of Priest Lake Park Condominium Townhouses, Phase 1, of record in Plat Book 4460, page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ARTHUR B. AINSWORTH, UNMARRIED by deed from WILLIAM L. KARR, JR. AND WIFE, CYNTHIA S. KARR of record in Book 10161, Page 760, said Register's Office. Said ARTHUR B. AINSWORTH having since died on June 25, 2014. Sandra May Bennett was nominated in the Will of Arthur B. Ainsworth to serve as Personal Representative of the Estate by Order Admitting Will to Probate, Appointing Personal Representative and Issuing Letters Testamentary, dated February 26, 2015, Filed February 26, 2015 as File NO. 15P268 in the 7th Circuit Court for Davidson County, Tennessee (Probate Division).

For further reference, please see Heirship Affidavit recorded in book * _____, page _____ in the Register's Office for Davidson County, Tennessee.

* 20150317-0022734

BILL GARRETT, Davidson County
Trans:T20150019258 DEEDWARR
Recvd: 03/17/15 10:38 2 pgs
Fees:13.00 Taxes:327.45
20150317-0022735

unimproved ☐

This is improved ☑ property, known as 3880 Priest Lake Drive, Apartment 37, Nashville, TN 37217
(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 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, 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 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 my hand this 3rd day of March, 2015.

Sandra May Bennett, Personal Representative of the Estate of Arthur B. Ainsworth, deceased
Sandra May Bennett, Personal Representative of the Estate of Arthur B. Ainsworth, deceased

Sandra May Bennett, Heir to the Estate of Arthur B. Ainsworth
Sandra May Bennett, Heir to the Estate of Arthur B. Ainsworth

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of March, 2015, before me personally appeared Sandra May Bennett, to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, as Personal Representative of the Estate of Arthur B. Ainsworth, deceased, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 11.3-15

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of March, 2015, before me personally appeared Sandra May Bennett, to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, as Heir to the Estate of Arthur B. Ainsworth, deceased, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 11.3-15

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY