BILL GARRETT, Davidson County
Trans:T20150086325 DEEDWARR
Recvd: 10/09/15 12:49 2 pgs
Fees:13.00 Taxes:604.95
20151009-0103194

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,500.00

Affiant

Subscribed and sworn to before me, this 8th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine L. DeBelius	Farmington Mortgage, a division of Capstar Bank	133-03
(NAME)	(NAME)	(MAP)
152 McCall Street	2002 Richard Jones Road #300 A	087.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211-3089	Nashville, TN 37215	
(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 consideration, the receipt of which is hereby acknowledged, I, Sherri Joyner Mainegra, Executor of The Estate of Rachel Laverne Butler Joyner, deceased, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Katherine L. DeBelius, an unmarried woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of McMillan Heights, of record in Plat Book 2083, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Walter E. Joyner and wife, Rachel Joyner by Warranty Deed from Gerald E. Sheridan and wife, Catherine R. Sheridan, of record in Book 2334, Page 63, Register's Office for Davidson County, Tennessee. The said Walter E. Joyner having since died leaving Rachel Joyner as surviving tenant by the entirety. The said Rachel Joyner aka Rachel L. Joyner and Rachel Laverne Butler Joyner having died on February 7, 2015 with her estate being probated under Docket No. 15P1120, wherein real property is to be administered as part of the probate estate with the Executor/Executrix Sherri Joyner Mainegra having full power to convey.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 152 McCall Street, Nashville, Tennessee 37211-3089

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/our hand(s) this 8th day of October, 2015.

The Estate of Rachel Laverne Butler Joyner, Deceased

By: _____
Sherri Joyner Mainegra, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Sherri Joyner Mainegra, Executor of The Estate of Rachel Laverne Butler Joyner, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, Executor of The Estate of Rachel Laverne Butler Joyner, Deceased, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 8th day of October, 2015.

_____
Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My commission expires 5/6/2019