BILL GARRETT, Davidson County
Trans:T20160006624 DEEDWARR
Recvd: 01/26/16 10:08 3 pgs
Fees:18.00 Taxes:222.00
20160126-0007294

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 25th day of January, 2016, by and between The Estate of May E Pointer, Davidson County Probate, Docket Number 12P-1043, Ramona Wharton, Executrix, Shirley Pointer, Sherry Pointer, Thelma A Pointer, Ramona Wharton, Wayne Pointer, Arthur Pointer, Robert Pointer, Carolyn Johnson, Philemon Barber, Cshenita Jacob, party of the first part, and Jerry W Drake, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 62 on the Plan of Haynes Estates, Section 2, as of record in Book 4175, Page 13, Register's Office for said County.

Said Lot No. 62 fronts 74 feet on the southerly side of Lytle Drive and runs back between parallel lines 144 feet to a dead line in the rear on which it measures 74 feet.

Being all or part of the same property conveyed to Heirs of May Eliza Pointer by virtue of that certain Warranty Deed dated August 1, 1974, at Book 4841, Page 299 in the Register's Office of Davidson County, Tennessee. May Eliza Pointer died testate, Davidson County Probate Docket Number 12P-1043, leaving the property to Robert Pointer, Isom Pointer, Sherry Pointer, and Shirley Pointer. Isom Pointer and Robert Pointer have both since died intestate leaving Thelma A Pointer, Ramona Wharton, Wayne Pointer, Arthur Pointer, Robert Pointer, Carolyn Johnson, Philemon Barber, and Cshenita Jacob as heirs in Affidavits of Heirship of record at Instrument No . 20160126-0007291, 20160126-0007292, and 20160126-0007293 in said Register's Office, Tennessee.

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), his/heir 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; 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), his/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Ramona Wharton, Executrix
The Estate of May E Pointer, Davidson County Probate, Docket Number 12P-1043
By: Ramona Wharton, Executrix

Shirley Pointer, by Ramona Wharton Attorney In Fact
Shirley Pointer, by Ramona Wharton, Attorney In Fact

Sherry Pointer by Ramona Wharton Attorney In Fact
Sherry Pointer, by Ramona Wharton, Attorney In Fact

Thelma A Pointer by Ramona Wharton Attorney in Fact
Thelma A Pointer, by Ramona Wharton, Attorney In Fact

Ramona Wharton
Ramona Wharton

Wayne Pointer by Ramona Pointer Attorney in Fact
Wayne Pointer, by Ramona Wharton,

Arthur Pointer by Ramona Wharton, Attorney In Fact
Arthur Pointer, by Ramona Wharton, Attorney In Fact,

Carolyn Johnson by Ramona Wharton Attorney In Fact
Carolyn Johnson, by Ramona Wharton, Attorney In Fact

Cshenita Jacob by Ramona Wharton Attorney In Fact
Cshenita Jacob, by Ramona Wharton, Attorney In Fact

Attorney In Fact
Robert Pointer by Ramona Wharton Attorney In Fact
Robert Pointer, by Ramona Wharton, Attorney In Fact

Philemon Barber by Ramona Wharton Attorney In Fact
Philemon Barber, by Ramona Wharton, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Ramona Wharton, Executrix and Ramona Wharton, individually, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of January, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of January, 2016, before me personally appeared Ramona Wharton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Shirley Pointer, Sherry Pointer, Thelma A Pointer, Wayne Pointer, Arthur Pointer, Robert Pointer, Carolyn Johnson, Philemon Barber, and Cshenita Jacob and acknowledged that she executed the same as the free act and deed of the said Shirley Pointer, Sherry Pointer, Thelma A Pointer, Wayne Pointer, Arthur Pointer, Robert Pointer, Carolyn Johnson, Philemon Barber, and Cshenita Jacob.

WITNESS my hand and official seal at office this 25th day of January, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Jerry W Drake
472 Ed Harris Rd
Ashland City, TN 37015

Tax Parcel No 05910012700

Property Address: 3009 Lytle Drive
Nashville, TN 37208

MAIL TAX
BILLS TO: owner at owner's address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $60,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jerry W. Drake
AFFIANT

SUBSCRIBED AND SWORN TO before me this 25th day of January, 2016.

Memorie White
Notary Public

My Commission Expires: 7.3.17

