Warranty Deed

KRISTIAN BOOTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 20, 2019	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $112,000.00. Affiant Subscribed and sworn to before me, this the 29th day of July, 2016. Notary Public My commission expires: 8-20-19

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Geoffrey D. Lee Sandra Lee		
1322 Kenton Place	New Owner	107-14-0-040-00
Nashville, TN 37217-1935		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT W. PICKFORD, MARRIED*, AND GLENDA F. PICKFORD, UNMARRIED, DEVISEES UNDER THE WILLS OF EUGENE L. PICKFORD AND JESSIE LOUISE PICKFORD AND KAREN R. PLUHAR, HEIR OF THE ESTATE OF EUGENE LOFTON PICKFORD JR.,(DEVISEE UNDER THE WILLS OF EUGENE L. PICKFORD AND JESSSIE LOUISE PICKFORD)** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEOFFREY D. LEE AND SANDRA LEE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 82 on the Plan of Miro Meadows of record in Plat Book 1424, Page 94 and 95, 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 Eugene L. Pickford and Jessie Louise Pickford by Warranty deed from H.H. Richardson, Trustee and individually and wife, Eva Richardson of record in Book 1875, page 571, Register's Office for Davidson County, Tennessee, dated July 24, 1950 and recorded on August 8, 1950.

*Grantor is married but property is not the primary residence of the grantor or his spouse.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1322 Kenton Place, Nashville, TN 37217-1935.

BILL GARRETT, Davidson County
Trans:T20160068610 DEEDWARR
Recvd: 08/08/16 16:04 2 pgs
Fees:13.00 Taxes:414.40
20160808-0082489

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of July, 2016.

Robert W. Pickford

Glenda F. Pickford by Robert W. Pickford
her attorney-in-fact

Karen R. Pluhar by Robert W. Pickford
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert W. Pickford, individually and as attorney in fact for Glenda F. Pickford and Karen R. Pluhar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of July, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017