Davidson County DEEDWARR
Recvd: 08/22/16 08:45 3 pgs
Fees:18.00 Taxes:527.25
20160822-0087274

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 142,500.00

Affiant

Subscribed and sworn to before me, this 17th day of August, 2016.

Notary Public

My commission expires:

STACEY DENSON PALMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 5, 2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Beatrice Heim	Beatrice Heim	**07507003500**
4443 Andrew Jackson Parkway	155 Lower Holland Rd	
Hermitage, TN 37076	Holland PA, 18966	

FOR AND IN 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 ACKNOWLEDGE, WE,

Jonathan Lampley, Administrator of the Estate of Charlene Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Beatrice Heim and husband, Louis M. Heim

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 all of Lot No. 78, on the Plan of Tulip Grove, Section II, as shown by plat appearing of record in Plat Book 3700, page 122, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Charlene Jones, unmarried, from Tracy L. Bowman and wife, Lillie M. Bowman, by Warranty Deed dated September 15, 2003 of record in Instrument No. 20030917-0137286, Register's Office for Davidson County, Tennessee. Charlene Jones died testate on 12/3/15. By Order to Approve Purchase and Sale Agreement for the Sale of Real Property, In Re: Estate of Charlene Jones, No. 16-1063, Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Jonathan Lampley, Administrator C.T.A. of the Estate of Charlene Jones, was ordered to sell the real property hereinabove- described, the personal property of the Estate being inadequate to cover the cost of Adminsitration of the Estate and payment of claims filed against the same.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 4443 Andrew Jackson Parkway, Hermitage, TN 37076.

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 in 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 17th day of August, 2016.

Administrator C.T.A of the Estate of Charlene Jones

Jonathan M! Lampley

Jonathan Lampley

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Jonathan Lampley** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is Administrator C.T.A of the Estate of Charlene Jones and that he is authorized by the Estate to execute this instrument on its behalf.

Witness my hand this **17th** day **of August,** 2016.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My commission expires: DEC 2 7 2017

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY