WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160093196 DEEDWARR
Recvd: 10/21/16 12:42 3 pgs
Fees:18.00 Taxes:573.50
20161021-0111517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF October, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires November 5, 2016

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacquelyn R. Karr		
(NAME)	(NAME)	
300 24th Street	New Owner	53-8/49
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, WE, **CHARMAINE TANNER ESTATE AND TRACY WAYNE KELLY AND WENDY MICHELLE OWENS AND SHELLIE NICOLE NIVENS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACQUELYN R. KARR, 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 Lot No. 5 and 6, Block 15 on the Plan of Dab's & Elliot's Subdivision at Old Hickory, Tennessee, of record in Book 547, Page 97, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mildred A. Kelly, a life estate, with a remainder interest to Charmaine Tanner, as to a 2/3 undivided interest, and Tracy Wayne Kelly, Wendy Michelle Owens and Shellie Nicole Nivens, as to a 1/3 undivided interest, their heirs and assigns by Quitclaim Deed from Dean Robinson, Trustee, dated July 3, 2013, of record in Instrument No. 20130711-0072035, Register's Office for Davidson County, Tennessee. Mildred A. Kelly died December 7, 2015. Charmaine Tanner died on September 10, 2016 vesting her interest in the property in The Estate of Charmaine Tanner (as to a 2/3 undivided Interest). On August 19, 2016, Joan Charmaine Tanner executed a contract to sell the subject property thereby conveying equitable title to the Grantee prior to her death on September 10, 2016. Jesse Tanner was appointed Executor of her estate by the District Court Probate Division in Clark, County, Kentucky under Docket No. 16-P-00203 in order that legal title could be conveyed to Grantee pursuant to said contract. Joan Charmaine Tanner was the same person as Charmaine Tanner.

This conveyance is subject to 2016 real property taxes; All matters appearing of record in Book 547, Page 97, said Register's Office; and Easements of record in Book 4654, Page 713, said Register's Office.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 300 24th Street, Old Hickory, TN 37138

(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 17 day of October, 2016

CHARMAINE TANNER ESTATE

BY: _____

JESSE TANNER, EXECUTOR

_____

TRACY WAYNE KELLY

_____

WENDY MICHELLE OWENS

_____

SHELLIE NICOLE NIVENS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tracy Wayne Kelly, Wendy Michelle Owens and Shellie Nicole Nivens, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17 day of October, 2016.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Jesse Tanner, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the Estate of Charmaine Tanner, and who further acknowledged that he is authorized to execute the within instrument as Executor of said Estate.

Witness my hand and official seal at Nashville, Tennessee this 17 day of October, 2016.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019