Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $149,000.00

Affiant

Subscribed and sworn to before me, this 21st day of December 2016.

Notary Public
My commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 12/21/16 16:07 3 pgs
Fees:18.00 Taxes:551.30
20161221-0134493

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Joyce Deason 801 Bircham Ct Nashville TN 37221	Same	044 11 0 022.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Carla Denise Tokarse, Executrix for the Estate of James H. Dawkins, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Joyce Deason, hereinafter called the Grantee(s) her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 147 of Section "A" on the Plan of E.I. duPont de Nemours and Company's Subdivision, as of record in Book 1424, page 68, Register's Office for said county.

Said Lot No. 147 fronts 65 feet on the westerly side of Orchard Drive and extends back 428.3 feet on the northerly line and 418.9 feet on the southerly line to a dead line, measuring 72.1 feet thereon.

Being the same property conveyed to Maxine Dawkins and James H. Dawkins by deed dated September 27, 1996, from Estelle Christopher Dwyer and James M. Dwyer of record in Book 10207 Page 595, Register's Office for Davidson County, Tennessee. Maxine Dawkins died on April 1, 2006 leaving James H. Dawkins as surviving tenant by the entirety. James H. Dawkins died testate on March 7, 2016 and Last Will and Testament having been duly probated Davidson County, Tennessee Circuit Court File 16P-875 and authorized Executrix, Carla Denise Tokarse to convey property.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of E.I. duPont de Nemours and Company's Subdivision, as of record in Book 1424, page 68 Register's Office for Davidson County, Tennessee

This property is improved property known as 120 Orchard Dr., Old Hickory, Tennessee 37138

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 15 day of December, 2016.

Estate of James H. Dawkins

BY: Carla Denise Tokarse, Executrix
Carla Denise Tokarse, Executrix

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~WILLIAMSON~~ Douglas

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Carla Denise Tokarse, with whom I am personally acquainted, and who acknowledged herself to be the Executrix of The Estate of James H. Dawkins, the within named bargainor, and as such Executrix being authorized so to do, executed this instrument for the purposes therein contained and on behalf of The Estate of James H. Dawkins.

Witness my hand, at Douglas Co., Georgia, this 15 day of December, 2016.

JoAnn A. McLendon
Notary Public

My Commission expires: 5-13-17

FILE NO: 09814

JOANN A MCLENDON NOTARY PUBLIC GEORGIA EXPIRES MAY 13, 2017 DOUGLAS COUNTY

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY