Davidson County	DEEDWARR
Recvd: 01/18/17 11:43	3 pgs
Fees:18.00 Taxes:368.90	
20170118-0005341	

WARRANTY DEED

AMY K FRYE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-20-2020

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,703.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of January, 2017

Notary Public

MY COMMISSION EXPIRES: 12/20/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Russell Boothe Angela Boothe	OWNER	163-11-0-B-089.00-CO
(NAME)	(NAME)	
2292 McFarlin Road		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **The Estate of Robert Jason Futrell,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Russell Boothe and Angela Boothe,** 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. 89 on the Plan of Bell Forge Village, Second Revision, Section 4 of record in Plan Book 6250, Page 201, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Robert Jason Futrell by Deed of record as Instrument No. 20101115-0091150 Register's Office for Davidson County, Tennessee. The said Robert Jason Futrell having since died. The Last Will and Testament of Robert Jason Futrell is Probated in the Circuit Court of Davidson County, Tennessee, reference 16P1936. The Last Will and Testament direct the real property be Administrated as part of the Estate and authorizes the Executor to sell without consent or joinder of any heirs.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 326 Ash Forge Drive, Antioch, TN 37013
(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 hands this 18th day of January, 2017.

James Elliott Futrell Exec.
The Estate of Robert Jason Futrell
By: James Elliott Futrell, Executor

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James Elliott Futrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of Robert Jason Futrell, and that he as such Executor by signing the name of the Estate of Robert Jason Futrell by himself as Executor.

WITNESS my hand and seal this 18th day of January, 2017.

Notary Public Amy K Frye
My Commission Expires: 12/20/2020

File No.: 21016

AMY K FRYE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-20-2020

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sondra Reece, a notary public for this county and state, Kelsie Holloway. who acknowledges that this certification of an electronic document is true and correct and whose signature I ~~have~~ witnessed.

Sondra Reece
Notary's Signature

My Commission Expires: 3/3/2020
Notary' Seal (if on paper)

