Davidson County DEEDWARR
Recvd: 02/16/17 12:10 3 pgs
Fees:18.00 Taxes:1535.50
20170216-0016055

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-170100033

#33483

WARRANTY DEED

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 15th day of February, 2017

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Lay **642 Timber Lane** **Nashville, TN 37215**	Pinnacle Bank 150 3rd Ave S. Suite 900 Nashville, TN 37201	**117-02-OC-022.00CO**

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 ACKNOWLEDGED, WE,

Mark Brewer, Executor of the Estate of George E. Barrett

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

William Lay and Caroline Spencer, as joint tenants with right of survivorship

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 Unit No. 22, together with carport designated 22A, on the Plan of Regency Park, of record in Plat Book 3700, pages 111 and 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Owners of The Regency Park Condominiums, a horizontal property regime established by Master Deed of record in Book 3815, page 778, amended in Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, Book 7728, page 343, Book 9746, page 83, Book 11288, page 513, Instrument No. 20031029-0159210 and Instrument No. 20050531-0060994, said Register's Office.

Being the same property conveyed to George E. Barrett, unmarried by deed dated August 10, 1988 from Larry G. Daughtrey and wife, Martha Craig Daughtrey, of record in Book 7627, page 136, Register's Office for Davidson County, Tennessee. George E. Barrett died on August 26, 2014 leaving a Last Will and Testament filed for Probate in Docket No. 14P1497, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, George E. Barrett directed that the Executor administer and distribute the real property as part of his probate estate. Letters Testamentary were issued to Mark Brewer.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **642 Timber Lane, Nashville, TN 37215**
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 our hands this 15th day of February, 2017.

Estate of George E. Barrett

BY: _____ EXECUTOR
Mark Brewer, Executor

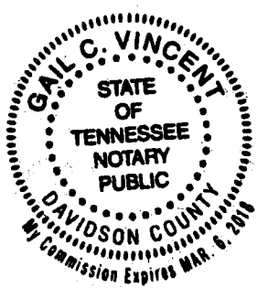
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Mark Brewer with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executor of the Estate of George E. Barrett the within named bargainor, and that he as such Executor being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name , by the said Mark Brewer as such Executor.

Witness my hand and official seal at office at Nashville, Tennessee on this the 15th day of February, 2017.

Commission Expires:_____

_____
Notary Public



True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

