ADDRESS NEW OWNERS and
SEND TAX BILLS:
GELLIN AND JACKSON PROPERTIES, LLC
4941 Butterworth Place NW
Washington D.C. 20016

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20170017487 DEEDWARR
Recvd: 03/01/17 08:33 2 pgs
Fees:13.00 Taxes:657.31
20170301-0019988

MAP PARCEL NUMBER:
33 - 157

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, NORMA KING, Personal Representative of the estate of TRIPHENIA EVA , hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to GELLIN AND JACKSON PROPERTIES, LLC , a Tennessee Limited Liability Company hereinafter called GRANTEE, its heirs, successors and assigns forever, the following described property, to wit:

Being all of that certain land or lot as described in Davidson County, Tennessee as follows to wit:

A tract of land in the Tenth Councilmanic District of Davidson County, Tennessee, being Lot No. 2 of the Newman Subdivision, as recorded in Book 11190, Page 84, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a monument in the north right-of-way Lowes Lane, same being the southwest corner of Lot No. 1 and the southeast corner of Lot No. 2, thence with the right-of-way of Lowes Lane S 88°30'47" W 188.97' to an iron pin, thence leaving the right-of-way and with Downey as described in Book 4567, Page 918, R.O.D.C., TN. N 2°44'15" W 742.46' to an iron pin, being the common rear corner of Lots No. 14 and 15 of Birdwell Subdivision, as recorded in Book 8250, Page 409, R.O.D.C., TN. thence with Lot No. 15 S 77°59'24" E 116.69' to an iron pin, thence with Graves S 2°30'41" E 183.00' to an iron pin, thence S 73°03'53" E 13.06' to an iron pin, thence S 32°42'17" E 108.86" to an iron pin, thence leaving Graves and with Lot No. 1 S 4°30'12" E 211.94' to a concrete monument, thence S 3°37'18" E 226.66' to the point of beginning, containing 2.69 acres more or less.

This conveyance is subject to any and all existing restriction and easements of record.

Being the remaining portion of land and the same property conveyed to Sidney E. Eva and wife, Triphenia Eva, by Warranty Deed from Maurice J. Wayman and wife, Mamie Wayman, dated September 5, 1971, and recorded in Book 4535 Page 795, in the Register's Office of Davidson County, Tennessee, Sidney Eugene Eva having predeceased his wife on October 23, 1988, leaving her sole owner by operation of law and Triphenia Eva having died on September 24, 2016, Norma King was appointed as Personal Representative of Triphinea's estate on November 9, 2016. See Davidson County Probate Court Docket No 16P - 1745. Pursuant to the Last Will and Testament, the Personal Representative has the authority to sell real estate without the joinder of beneficiaries.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Subject to all matters shown on the above referenced plat and to restrictions of record. This is improved property known as 1248 Lowes Lane, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, its heirs, successors and assigns, forever.

GRANTOR covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, its heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 24 day of February, 2017.

Norma King, Estate

NORMA KING, Personal Representative for the estate of
TRIPHENIA EVA

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, NORMA KING, Personal Representative for the estate of TRIPHENIA EVA, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained, in the capacity therein stated.

Witness my hand at office this 24 day of February, 2017.

NOTARY PUBLIC

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

My Commission Expires: 6/26/17

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $177,650.00.

Norma King Estate

AFFIANT

Subscribed to and sworn before me, this the 24 day of February, 2017.

NOTARY PUBLIC

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

My Commission Expires: 6/26/17

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