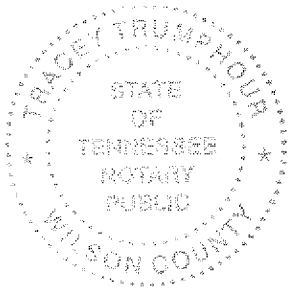
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kyle Jarrett	Kyle Jarrett	07513001500
(NAME)	(NAME)	
1808 Ashmore Court	1808 Ashmore Court	Davidson County DEEDWARR Recvd: 03/08/17 14:55 3 pgs Fees:18.00 Taxes:407.00 **20170308-0023124**
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia T. Gillie, Executrix for the Estate of Janice L. Sweet**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kyle Jarrett and Brittney Jarrett, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 165, on the plan of Section Two (Revised), Hermitage Hills, of record in Book 2900, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to LaVerne F. Sweet and wife, Janice L. Sweet by Warranty Deed from A. H. Johnson and wife, Malvin Johnson, dated June 8, 1961 and recorded June 12, 1961 of record in Book 3247, Page 527, Register's Office for Davidson County, Tennessee. LaVerne F. Sweet died on March 28, 1987, leaving Janice L. Sweet as the sole surviving tenant by the entirety. Janice L. Sweet (aka Janice Leadbetter Sweet) died on October 20, 2016, and according to her Last Will and Testament, Letters of Testamentary, and Order by The Probate Court for Wilson County, Tennessee, filed 11/1/2016 as Docket No. 2016PR330, appoints Patricia Gillie (aka Patricia T. Gillie) as Executrix of her estate, with the authority to convey real property.

All matters shown on the plat of record in Book 2900, Page 112, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 242 Jacksonian Drive, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 7th day of March, 2017.

THE ESTATE OF JANICE L. SWEET

Patricia T. Gillie, Executrix

Patricia T. Gillie, Executrix

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Patricia T. Gillie, whom I am personally acquainted and who upon her oath acknowledged herself to be the Executrix for the Estate of Janice L. Sweet, and that she being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal this 7th day of March, 2017.

NOTARY

MY COMMISSION EXPIRES: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMP HOUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Kimie Perry 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry 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: September 4, 2019
Notary Seal (if on paper)

