Davidson County	DEEDWARR
Recvd: 03/29/17 14:41	3 pgs
Fees:18.00 Taxes:268.25	
20170329-0030715	

WARRANTY DEED

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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: December 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
Jackie Charlton	OWNERR	135-09-0-009.00
(NAME)	(NAME)	
3238 Smith Springer Rd	3238 Smith Springer Rd	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(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, **Estate of Joseph E. McClendon,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jackie Charlton and Margaret Ann Charlton, husband and wife,** 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. 2 on the Plan of Una Manor, Section 2 of record in Plat Book 2900, Page 95, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Joseph E. McClendon and wife, Joyce Ann McClendon by deed of record in Book 4668, Page 960, Register's Office for Davidson County, Tennessee. Joyce Ann McClendon predeceased Joseph E. McClendon. Reference Davidson County Probate 16P306 in the Estate of Joseph E McClendon for Order of Sale by the Administrator, Jennifer M. Garoutte to Jackie Charlton on behalf of the Estate and the heirs at law.

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 2030 Forges Drive, Nashville, TN 37217
(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 28th day of March, 2017.

Estate of Joseph E. McClendon
By: Jennifer M. Garoutte, Administrator

Estate of Joseph E. McClendon
By: Jennifer M. Garoutte, Administrator

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jennifer M. Garoutte, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Administrator of The Estate of Joseph McClendon, and that she as such Administrator executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 28th day of March, 2017.

Notary Public Amy K. Frye
My Commission Expires: December 20, 2020

File No.: 21054

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)

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY