File Box
248

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170028381 DEEDWARR
Recvd: 04/04/17 13:32 3 pgs
Fees:18.00 Taxes:1202.50
20170404-0032931

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2017

Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

ANN B. WADDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Abby Christine Stephens Jesse Everett Newkirk	FirstBank	11705000100
(NAME)	(NAME)	
719 Cantrell Avenue	318 Seaboard Lane, Ste. 205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Franklin, TN 37067	
(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, We, **Peggy Duncan Mathes, a single person and Katherine Duncan Stephens,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Abby Christine Stephens and Jesse Everett Newkirk, wife and husand,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as 719 Cantrell Avenue, Nashville, TN 37215
(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/our hands this 31st day of March, 2017.

Peggy D. Mathes
Peggy Duncan Mathes

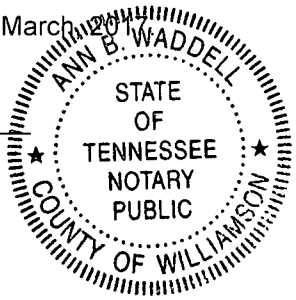
Katherine D. Stephens by Peggy D Mathes Attorney in Fact
Katherine Duncan Stephens,
By: Peggy Duncan Mathes
Attorney-in-Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid County and State, Peggy Duncan Mathes, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of March, 2017.

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019

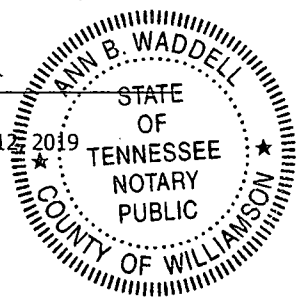


State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid County and State, Peggy Duncan Mathes, with whom I am personally acquainted, and who acknowledged that she is the Attorney-in-Fact for Katherine Garrett Duncan, and as such Attorney-in-Fact executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of March, 2017.

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019



File No.: 2017-004

EXHIBIT "A"
LEGAL DESCRIPTION

EXHIBIT "A"

Land in Davidson County, Tennessee, being the south 80 feet of Lot No. 4 in Block K, in the Plan of W. M. Cantrell's Subdivision, as of record in Book 332, page 85, Register's Office for Davidson County, Tennessee.

Said south 80 feet of Lot 4 in Block K fronts 80 feet on the westerly side of Cantrell Avenue and runs back 221 feet 3 inches to an alley on which alley the lot measures 80 feet.

Being the same property conveyed to Glenn H. Duncan and wife, Dorothy Garrett Duncan, by deed dated June 26,1939, from Clark B. Rollins and wife, Emma L. Rollins, of record in Book 1092, page 173, Register's Office for Davidson County, Tennessee. Glenn H. Duncan predeceased Dorothy Garrett Duncan, who died on May 13, 2003. The estate of Dorothy Garrett Duncan was administered as a small estate under Docket No. 04P-875, Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Her heirs at law being the same persons as the devisees named in an unprobated Last Will and Testament are her three daughters, Peggy Duncan Mathes (one and the same person as Peggy Duncan Mathes Ioannides), Katherine Duncan Stephens and Dorothy Duncan Smith.

Affidavit of Heirship stating the Dorothy Nan Duncan Smith, Katherine Garrett Duncan Stephens and Peggy Glenn Duncan Mathes are the only three children of Dorothy Garrett Duncan, thus the sole heirs at law of Dorothy Garrett Duncan of record in Instr. No. 20170120-0006564, Register's Office for Davidson County, Tennessee. As corrected by Scrivener's Affidavit of record in Instr. No. 20170404-0032929, said Register's Office.

Further, Dorothy Duncan Smith has Quitclaimed her interest to said property to Peggy Duncan Mathes and Katherine Duncan Stephens of record in Instr. No. 20090731-0071984, said Register's Office.

NOTE: Katherine Garrett Duncan Stephens is one and the same person as Katherine Duncan Stephens and Peggy Glenn Duncan Mathes Glenn Duncan Mathes is one and the same person as Peggy Duncan Mathes.

NOTE: This is not the primary residence of the Grantors.