Davidson County DEEDWARR
Recvd: 04/12/17 11:30 3 pgs
Fees:18.00 Taxes:149.85
20170412-0035795

WARRANTY DEED

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

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(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
Eunice Moore	OWNER	107-13-0-A-049.00 CO
(NAME)	(NAME)	
949 Coarsey Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **Margaret Dinwiddie, Susan Schad, and Sarah Haas,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Eunice Moore and Jewel E. Hodge, as joint tenants with rights 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. 949 in Four Maples Condominium, a horizontal property regime, as shown on the Plat of record in Plat Book 5200, Page 283, Register's Office for said County, to which reference is made and otherwise known as 949 Coarsey Drive, Nashville, Tn.**

Being the same property conveyed to Edward J. Wendrow, Jr. by deed of record in Instrument 20050623-0072343, Register's Office for Davidson County, Tennessee. Letter of Administration has been issued by Davidson County, Tennessee, Probate No. 17P146 for an Intestate Administration. Heirship Affidavit of record as Instrument No. 20170412-0035792, Register's Office for Davidson County, Tennessee. Said proerty is now vested in Margaret Dinwiddie, Susan Schad, and Sara Haas as the heirs at law of Edward J. Wendrow, Jr.

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.

This instrument is executed on behalf of Susan Schad by Margaret Dinwiddie as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20170412-0035793, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Sara Haas by Margaret Dinwiddie as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20170412-0035794, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 949 Coarsey 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 6th day of April, 2017.

⊗ Margaret Dinwiddie
Margaret Dinwiddie

⊗ Susan Schad by Margaret Dinwiddie
Susan Schad
By Margaret Dinwiddie, Attorney in Fact

⊗ Sarah Haas by Margaret Dinwiddie
Sarah Haas
By Margaret Dinwiddie, Attorney in Fact

State of Texas
County of Cooke

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Margaret Dinwiddie the bargainor(s), 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.

WITNESS my hand and seal this 5th day of April, 2017.

JUSTIN LOCEY NOTARY PUBLIC STATE OF TEXAS ID 125640458 EXP 03-31-2018

⊗
Notary Public Justin Locey
My Commission Expires: 3-31-18

State of Texas County of Cooke

On this 5th day of April, 2017 before me personally appeared Margaret Dinwiddie, the person who executed the foregoing instrument on behalf of Susan Schad and Sarah Haas, and acknowledged that she executed the same as the free act and deed of the said Susan Schad and Sarah Haas, through Power of Attorney granted her, by the said Susan Schad and Sarah Haas.

JUSTIN LOCEY NOTARY PUBLIC STATE OF TEXAS ID 125640458 EXP 03-31-2018

Commission Expires: 3-31-18

⊗ Notary Public

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)

