Warranty Deed

BILL GARRETT, Davidson County
Trans:T20170031984 DEEDWARR
Recvd: 04/17/17 14:57 2 pgs
Fees:13.00 Taxes:1998.00
20170417-0037138

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of April, 2017.

Notary Public

My commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 8, 2018

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Lamar Rebecca Lamar	SAME	
407 Woodmont Hall Place		116080O00400
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARTHA ELZEN, AS EXECUTOR OF THE WILL OF JULIA A. REYNOLDS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN LAMAR AND REBECCA LAMAR, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 407, and the garage attached thereto, in Woodmont Hall, a Horizontal Property Regime, located at the corner of Woodmont Blvd. and Woodmont Hall Pl., Nashville, Davidson County, Tennessee, as described in a Master Deed and the plat attached thereto as recorded in Instrument No. 20030530-0072948, Register's Office for Davidson County, Tennessee, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Woodmont Hall, Condominium Apartments, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20030530-0072948, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part of here of the same as though copied herein. Said condominium regime also comprises Lots 1, 2, and 3, Woodmont Hall, recorded in Instrument No. 20020425-0051153 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Julia A. Reynolds by deed from Journal Newspapers, Inc., a Tennessee Corporation, dated May 7, 2004, of record in Instrument No. 20040513-0056258, Register's Office for Davidson County, Tennessee. Julia A. Reynolds (a/k/a Julia Ann Reynolds) died September 2, 2016. Pursuant to the Will of Julia Ann Reynolds, filed for Probate on September 9, 2016 under Docket No. 16P1520 in the 7th Circuit Court of Davidson County, Tennessee (Probate Division), the subject property is vested in Martha Elzen as Executrix under the Will of Julia Ann Reynolds.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 407 Woodmont Hall Place, Nashville, TN 37205.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of April, 2017.

Estate of Julia A. Reynolds

Martha C. Elzen, Executor

By Martha Elzen, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Martha Elzen, Executor of the Estate of Julia A. Reynolds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of April, 2017.

Notary Public

My Commission Expires: 7-3-17

