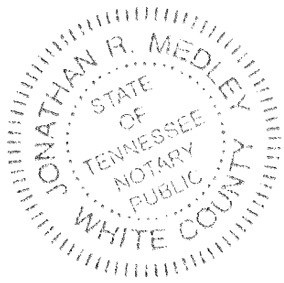
Davidson County DEEDWARR
Recvd: 06/02/17 11:20 6 pgs
Fees:33.00 Taxes:758.50
20170602-0055059



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Subscribed and sworn to before me, this 31 day of May, 2017.

Notary Public

My commission expires: 11/19/2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cynthia T. Stanton	New Owner	**07211040100**
1604 Essex Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Celestine Nichole Wilson and Andrew Witherspoon, III and Terry Witherspoon and Jeffrey Carter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cynthia T. Stanton

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. 212 on Map of Waters Place on Maxey Lane, as of record in Book 332, page 136 and 137, Register's Office for Davidson County, Tennessee.

Said Lot 212 fronts 50 feet on the South side of Essex Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Andrew Witherspoon, Jr. and wife, Verlon Witherspoon, by Warranty Deed from Larry B. Anderson and wife, Ivy G. Anderson, dated September 29, 1971, of record in Book 4542, page 129, Register's Office for Davidson County, Tennessee. Andrew Witherspoon, Jr. died on or about January 12, 2015, leaving Verlon Witherspoon the sole surviving tenant by the entirety. Verlon Witherspoon died on or about January 16, 2015, leaving Celestine Nichole Wilson, Andrew Witherspoon, III, and Mary Witherspoon her sole heirs-at-law. See Affidavit of Heirship of record in Instrument No.: 20170602-0055056, Register's Office for Davidson County, Tennessee. Mary Witherspoon died on or about January 5, 2016, leaving Celestine Nichole Wilson, Andrew Witherspoon, III, Terry Witherspoon and Jeffrey Carter as her sole heirs-at-law. See Affidavit of Heirship of record in Instrument No.: 20170602-0055057, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 332, page 136-137, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1604 Essex Avenue, Nashville, TN 37216.

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 in 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 hand(s) this 26th day of May, 2017.

Celestine Nichole Wilson

Celestine Nichole Wilson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Celestine Nichole Wilson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2017.

NOTARY PUBLIC

My Commission Expires: DEC 27 2017

STATE OF TENNESSEE NOTARY PUBLIC

Jeffrey Carter

STATE OF TN

COUNTY OF Shelby

Personally appeared before me, a Notary Public of said County and State, Jeffrey Carter, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2017.

TERRIKA MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 9-28-2019

NOTARY PUBLIC

My Commission Expires: 9 28 19

Terry Witherspoon

STATE OF Michigan

COUNTY OF Wayne

Personally appeared before me, a Notary Public of said County and State, Terry Witherspoon, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2017.

NOTARY PUBLIC

LINDA M NADELL
Notary Public - State of Michigan
County of Wayne
My Commission Expires Jun 30, 2023
Acting in the County of Wayne

My Commission Expires: 06/30/2023

Andrew Witherspoon, III by William H Stover as attorney in fact

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William H Stover, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Andrew Witherspoon, III, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney recorded in Book _____, Page _____, in said Register's Office.

20170602-0055058

Witness my hand, at office, this 26th day of May, 2017.

AMAJA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 11/09/19

TRUE COPY CERTIFICATION

I, Jonathan R. Medley, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents 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 Williamson

Personally appeared before me, Barbara T. Hodge, a notary public for this county and state, Jonathan R. Medley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires 10/2/17

Notary's Seal

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017