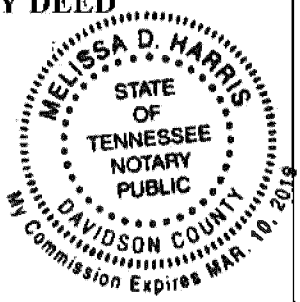
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ginette Stone	Same as new owner	130-07-0-027.00
(NAME)	(NAME)	
4403 Harding Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/16/17 11:18 5 pgs
Fees:28.00 Taxes:1415.25
20170616-0060631

FOR AND 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 ACKNOWLEDGED, WE, LINDA EVANS, MARY TYGRET, ANN CALHOUN AND ANDREA FLOWERS-HOUSEHOLTER, CO-EXECUTRIXES OF THE LINDA B. BOOTH ESTATE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO GINETTE STONE, UNMARIED, HEREINAFTER CALLED THE GRANTEE, 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(s) 3, as shown on the map entitled Bransford Realty Co's Subdivision of Lots 57, 58,60,61,63 & 65, In the New Golf Club Add., of record in Plat Book 421, Page 149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LINDA B. HUTCHERSON, by deed from WILLIAM L. BEARD AND WIFE, CHERYL P. BEARD, of record in Book 5233, Page 862, dated December 7, 1977, said Register's Office. The said LINDA B. HUTCHERSON ALSO KNOWN AS LINDA B. BOOTH having since died testate on or about July 11, 2016, ANN CALHOUN, MARY TYGRET, LINDA EVANS AND ANDREA FLOWERS-HOUSEHOLTER, CO EXECUTRIXES OF LINDA B. BOOTH ESTATE, has full power to convey property pursuant to the will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 16P1403.

This conveyance is subject to: 2017 property taxes which are a lien, but not yet due and payable; all matters as shown on the map entitled Bransford Realty Co's Subdivision of Lots 57, 58,60,61,63 & 65, In the New Golf Club Add., of record in Plat Book 421, Page 149, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4403 Harding Place, Nashville, TN 37205

(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 our hands this 13th day of June, 2017.

Andrea Flowers-Householter, Co-Executrix of the Linda B. Booth Estate

STATE OF ~~TENNESSEE~~ Oklahoma)
COUNTY OF ~~DAVIDSON~~ Oklahoma)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrea Flowers-Householter, Co-Executrix of the Linda B. Booth Estate, the within named bargainors, 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 official seal at BancFirst this 13th day of June, 2017.

Notary Public

My Commission Expires: 12-11-20

MATT HUDGINS NOTARY PUBLIC STATE OF OKLAHOMA # 12011546 EXP. 12/11/20

unimproved ☐

This is improved ☒ property, known as 4403 Harding Place, Nashville, TN 37205

(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 our hands this 15th day of June, 2017.

Ann Calhoun

Ann Calhoun, Co-Executrix of the Linda B. Booth Estate

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ MARION)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ann Calhoun, Co-Executrix of the Linda B. Booth Estate, the within named bargainors, 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 official seal at Sewanee, TN this 15th day of June, 2017.

Deborah S. Bramlett

Notary Public

My Commission Expires: 07-14-2020

DEBORAH S. BRAMLETT
STATE OF TENNESSEE NOTARY PUBLIC
MARION COUNTY

unimproved ☐

This is improved ☒ property, known as 4403 Harding Place, Nashville, TN 37205

(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 our hands this 15th day of June, 2017.

Linda Evans

Linda Evans, Co-Executrix of the Linda B. Booth Estate

Mary Tygret

Mary Tygret, Co-Executrix of the Linda B. Booth Estate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda Evans and Mary Tygret, Co-Executrixes of the Linda B. Booth Estate, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 15th day of June 2017.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/18

True Copy Certification

I, Paul F. Soper, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

