**NEW OWNER:**
**ARTHUR P. SWITZER**
**1138 KENWOOD DRIVE**
**NASHVILLE, TN 37216**

**SEND TAX BILLS TO:**

FIRST COMMUNITY MORTGAGE, INC.
262 ROBERT ROSE DRIVE, SUITE 101
MURFREESBORO, TN 37129

**Map & Parcel**
**061080190.00**

**THIS INSTRUMENT PREPARED BY:**

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

**FILE NO: 17-0904**

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20170058779 DEEDWARR
Recvd: 07/10/17 14:40 3 pgs
Fees:18.00 Taxes:1054.50
20170710-0069231

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighty-Five Thousand and 00/100 Dollars ($285,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **STANTON E. BALL, EXECUTOR OF THE ESTATE OF VIDA S. MAYS** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **ARTHUR P. SWITZER, single man,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in Davidson County, Tennessee and being known and designated as all of Lot No. 20 of Block "B" on the Map of Section 1, Jackson Park, as shown on the plat of the same of record in Plat Book 843, Page 17, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property. Said Lot No. 20 fronts 60 feet on the south side of Kenwood Drive and runs back between parallel lines, 133 feet to a dead line.

Being the same property conveyed to Vida S. Ball by Warranty Deed from Audrey J. Smith, dated July 16, 1971, and of record in Book 4520, Page 977, in the Register's Office for Davidson County, Tennessee. Vida S. Mays, formerly Vida S. Ball is now deceased, having died a widow and testate in Davidson County, Tennessee. For further reference to title, see the Last Will and Testament of Vida S. Mays, of record in Docket No.: 16P1455 in the Probate Court for Davidson County, Tennessee, whereby it authorizes her appointed Executor, Stanton E. Ball, to sell the property herein as a part of the administration thereof.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **1138 KENWOOD DRIVE, NASHVILLE, TN 37216**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 843, Page 17, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 28th day of June, 2017.

THE ESTATE OF VIDA S. MAYS

Stanton E. Ball executor

BY: STANTON E. BALL, EXECUTOR

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **STANTON E. BALL, EXECUTOR OF THE ESTATE OF VIDA S. MAYS,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of June, 2017.

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

NOTARY PUBLIC

My commission expires:

**********

The actual consideration or value, whichever is greater, for this transfer is **$285,000.00**.

AFFIANT

Sworn to and subscribed to before me this 28th day of June, 2017.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018