Bill Garrett Davidson County
Batch# 6926 DEEDWARR
10/03/2017 09:06:26 AM 3 pgs
Fees: $18.00 Taxes: $418.10
20171003-0100992

WARRANTY DEED

FOR AND IN CONSIDERATION OF full and final distribution in the amount of $113,000.00 as a beneficiary of the JRM Trust and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **JRM TRUST u/t/d March 1, 2002,** of 520 Main Street, Murray, Kentucky 42071, hereinafter called GRANTOR, has bargained sold and by these presents does transfer and convey fee simple title interest unto:

BEVERLY GILPATRICK, of 807 Beazer Lane, Antioch, Tennessee 37013, hereinafter called GRANTEE, her heirs and/or assigns, all of Grantor's interest in the following-described property located, situated in Davidson County, State of Tennessee, being known as **Property Assessor's Map and Parcel 163-11-0C-061.00CO**, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Revised Bell Forge Village III, Section Five, as of record in Book 6900, Page 632, and as amended in Book 7524, Page 552, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to JRM Trust u/t/d March 1, 2002, by Warranty Deed from Jackie R. Dobbs and wife, Suzanne Odle Dobbs, of record in Instrument #20111006-0077736, Register's Office for Davidson County, Tennessee, dated October 4, 2011, and recorded October 6, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been assumed by the Grantee herein for 2017.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 807 Beazer Lane, Antioch, TN 37013.

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, **BEVERLY GILPATRICK,** her heirs and assigns forever. The GRANTOR herein does covenant with said GRANTEE that it is lawfully seized and possessed of said

land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. The Grantor herein does covenant and bind itself, its successors and representatives to warrant and forever defend the title to said land to the GRANTEE, **BEVERLY GILPATRICK**, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS, on this the 3rd day of August, 2017.

GRANTOR:

JRM ~~TRUST~~ u/t/d March 1, 2002

BY: _____
JOSEPH W. BOLIN, Trustee

STATE OF KENTUCKY
COUNTY OF CALLOWAY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Joseph W. Bolin, as Trustee of JRM Trust u/t/d March 1, 2002

with whom I am personally acquainted and who acknowledged that he executed the within Instrument for the purposes therein contained.

Witness my hand and official seal at Murray, Kentucky, this the 3rd day of August, 2017.

LAWANDA JONES NOTARY PUBLIC STATE AT LARGE, KY.

_____
NOTARY PUBLIC, STATE AT LARGE, KY
MY COMMISSION EXPIRES: 01/25/2019
#537771

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, _____, Register for said County of Davidson, do hereby certify that the foregoing Warranty Deed and Certificate hereto attached were filed in my office on the ____ day of _____, 2017, at _____ o'clock __.m., and so noted in file book for Deeds and recorded in Record Book No. _____, Page No. _____.

Given under my hand this the _____ day of _____, 2017.

_____
REGISTER, DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear that the actual consideration for the value of the property transferred is 113,000, which amount is equal to or greater than the amount that the property transferred would command at a fair voluntary sale.

Affiant

Sworn To and Subscribed before me this the 3rd day of August, 2017.

Notary Public, State at Large, KY
My Commission Expires: 02/25/2019
537771

Send Tax Bills & recorded deed to new owner at:

Beverly Gilpatrick
807 Beazer Lane
Antioch, TN 37013

INSTRUMENT PREPARED BY:

Joseph W. Bolin
Attorney at Law
520 Main Street
Murray, KY 42071
270-753-0703