File Box 243

SPECIAL WARRANTY DEED

Bill Garrett Davidson County
Batch# 14074 DEEDWARRSP
10/16/2017 12:24:36 PM 2 pgs
Fees: $13.00 Taxes: $325.60

20171016-0105828

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Janet M. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2017

Ann B. Waddell
Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY

Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sherri Cunningham	New Owner	09805012200
(NAME)	(NAME)	
4062 Farmingham Woods Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janet Miller, Executrix for the Estate of Karen L. Moore,** pursuant to an Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 17P-1194, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Sherri Cunningham,** hereinafter called the GRANTEE(S), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 23A on the plan of Zone Lot Division of Lots 23, 27, 28 and 48 Hunter's Point Subdivision of record in Book 5200, page 736, as amended in Book 6900, page 366, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Karen L. Moore by deed from Eletta J. O'Steen dated 7/29/98 of record in Book 11042, page 636, Register's Office for Davidson County, Tennessee .Karen L. Moore died on June 14, 2017, testate, with her Last Will and Testament entered into the Seventh Circuit Court for Davison County, Tennessee, Probate Division, Docket No. 17P-1194. Pursuant to an Order of said court, this property was order to be sold by auction by Janet Miller, as Executrix, and so authorized her to execute all necessary document to sale and transfer the Property.

Taxes for the year 2017 have been paid, prorated and assumed by the Grantee; all matters on the plan of record in Book 5200, page 736, as amended in Book 6900, page 366; Subject to the restrictive covenants as set out in Book 6279, page 741, said Register's Office. This property is being sold as is.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5205 Dove Trail, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), her assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), her assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness my/our hands this 12th day of October, 2017.

THE ESTATE OF KAREN L. MOORE

Janet M. Miller, Executrix

Janet Miller
Executrix

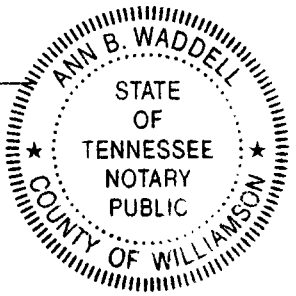
State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Janet Miller with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Janet Miller, Executrix for the Estate of Karen L. Moore and that she as such Executrix being authorized by the Court executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of October, 2017.

Ann B. Waddell

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019



File No.: 2017-053A