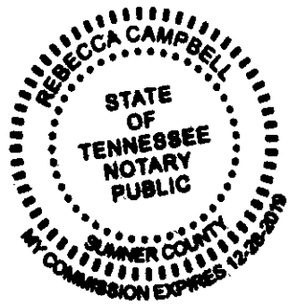
WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joel M. Trevino	NEW OWNER	147-04-0-044.00
(NAME)	(NAME)	
4821 Humber Dr.	3731 Stewarts Ferry Pk	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 19762 **DEEDWARR**
10/31/2017 12:57:48 PM 3 pgs
Fees: $18.00 Taxes: $340.40

20171031-0111565

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Winona Kay Quirk, Frank Milton Townsend, III, Arthur Frederick Townsend, Pamela Sue Eaton and Thomas Richard Townsend, heirs for The Estate of Michael Townsend,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joel M. Trevino,** 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. 65 on the map of Beverly Heights, Section II, as of record in Book 2331, Page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 65 fronts 172 feet on the Southwesterly side of Humber Drive and extends back 218 feet on the southeasterly side and 215.2 feet on the Northwesterly side to a line in the rear, on which it measures 135 feet thereon.

Being the same property conveyed to Michael Thomas Townsend by Warranty Deed from Robert L. Garcia, recorded 11/01/1988 in record in Book 7692, Page 464, said Register's Office of Davidson County, Tennessee.

The said Michael Thomas Townsend has died intestate on March 25, 2017, leaving as heirs at law, Winona Kay Quirk, Frank Milton Townsend, III, Arthur Frederick Townsend, Pamela Sue Eaton and Thomas Richard Townsend pursuant to Probate Docket 17P576

unimproved ☐

This is improved ☑ property, known as 4821 Humber Dr., Nashville, TN 37211
(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 my/our hands this 6th day of October, 2017.

Winona Kay Quirk
Winona Kay Quirk, Administratix

Frank Milton Townsend III
by Winona Kay Quirk as
Frank Milton Townsend, III
by Winona Kay Quirk as Attorney in Fact (attorney in fact)

Arthur Frederick Townsend

Pamela Sue Eaton by
Winona Kay Quirk as Attorney in fact
Pamela Sue Eaton
by Winona Kay Quirk as Attorney in Fact

Thomas Richard Townsend

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Winona Kay Quirk* the bargainor(s), 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 purposes therein contained.

* Administratix

WITNESS my hand and seal this 6th day of October, 2017.

Notary Public Rebecca Campbell
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Winona Kay Quirk with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Frank Milton Townsend, III as his Attorney in Fact as the free act and deed of the within named Winona Kay Quirk.

Witness my hand and official seal on 10/6/17.

Notary Public
My Commission expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Winona Kay Quirk with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Pamela Sue Easton as her Attorney in Fact as the free act and deed of the within named Winona Kay Quirk.

Witness my hand and official seal on 10/6/17.

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

Notary Public
My Commission expires: _____

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur Frederick Townsend, the bargainor(s), 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 on 10/05/17.

Notary Public
My Commission Expires: 05/05/2018

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Richard Townsend, the bargainor(s), 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 on 10/06/17.

Notary Public
My Commission Expires:

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019