Bill Garrett Davidson County
Batch# 21961 DEEDWARRSP
11/03/2017 10:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20171103-0113057

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike Suite 601
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***00.00.

Affiant

Subscribed and sworn to before me this 2 day of Nov, 2017.

Notary Public

My Commission Expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.	
James A. Fleming, Jr. Jan M. Fleming 1206 Perkins Lane Franklin, TN 37069	James A. Fleming, Jr. Jan M. Fleming 1206 Perkins Lane Franklin, TN 37069	MAP PARCELS	128-07-0 001.00 and 013.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($***10.000) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged and to fulfill the terms of the Last Will and Testament of James Crispin Ashworth, I, Geoffrey John Ashworth, Executor of the Estate of James Crispin Ashworth, (hereinafter called the "GRANTOR"), have this day bargained and sold, transferred and conveyed unto James A. Fleming, Jr. and wife, Jan M. Fleming, (hereinafter called the "GRANTEES"), certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

PARCEL I (Map|Parcel 128-07-0 001.00):

BEING Lot No. 10A Zone Lot Division of Clunan Heights, Section 2, as of record in Plat Book 6250, page 362, in the Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete and accurate legal description.

This is improved property known as 7766 Sawyer Brown Road, Nashville, TN 37221.

PARCEL II (Map|Parcel 128-07-0 013.00):

BEING Lot No. 10B Zone Lot Division of Clunan Heights, Section 2, as of record in Plat Book 6250, page 362, in the Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete and accurate legal description.

This is improved property known as 7768 Sawyer Brown Road, Nashville, TN 37221.

Parcels I and II being the same property conveyed to J. Crispin Ashworth by Quitclaim Deed from Crispin Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20170208-0013214 in the Register's Office for Davidson County, Tennessee; the said J. Crispin Ashworth (aka James Crispin Ashworth) having since died testate on April 24, 2017, and by his Last Will and Testament of record as Docket No. 17 P 823, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Geoffrey John Ashworth, Executor of the Estate of James Crispin Ashworth, having been authorized to sell, transfer and convey the subject property

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto GRANTEES, their heirs and assigns in fee simple forever.

GRANTOR COVENANTS with the said GRANTEES that he as Executor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Zone Lot Division of Clunan Heights, Section 2, record in Book 6250, page 362, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, (including, but not limited to, public utility easements) contained in former instruments of record pertaining to the subject property and zoning ordinances or other requirements imposed by any governmental authority.

GRANTOR FURTHER COVENANTS to warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but no further nor otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 1 day of November, 2017.

Geoffrey John Ashworth, Executor of the
Estate of James Crispin Ashworth

STATE OF Florida)
COUNTY OF Pinellas)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Geoffrey John Ashworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he as Executor of the Estate of James Crispin Ashworth, executed the foregoing instrument for the purposes therein contained, by signing in his capacity as Executor of the Estate of James Crispin Ashworth.

WITNESS my hand and official seal this 1st day of November 2017.

Notary Public

My Commission Expires: 01/30/21

THEODORA TRAYCHEV
MY COMMISSION # GG067990
EXPIRES January 30, 2021

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal