Bill Garrett Davidson County
Batch# 36377 DEEDWARR
12/12/2017 11:54:14 AM 5 pgs
Fees: $28.00 Taxes: $593.85
20171212-0126572

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT171100361

WARRANTY DEED

A. C. HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$160,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 7th day of December, 2017

Notary Public

MY COMMISSION EXPIRES: 5-8-18

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thayne Lemon **640 Mercer Drive** **Hermitage, TN 37076**	US Bank PO Box 20005 Owensboro, Ky 42304	**075-11-0-053.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mark Godding, Administrator and Heir, Barry Godding, Heir, Gina Bodtker , Heir and Anne Cloward, Heir of the Estate of Thomas Leroy Howard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thayne Lemon, A Single Man

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. 409 on the Plan of Highlands of Tulip Grove, Section 3, as of record in Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Thomas Howard, unmarried, by Warranty Deed from Joan E. Celli, married, dated 10/30/00 and recorded 11/1/00 in Instrument Number 20001101-0108395, Register's Office for Davidson County, Tennessee. The said Thomas Howard (aka Thomas Leroy Howard) died intestate in Weld County, Colorado (a resident of Laramie County, Wyoming) on 4/20/17. Pursuant to Letter of Administration and Order Administering Foreign Ancillary Estate of Thomas Howard, Appointment of Administrator and Order to Issue Letters of Administration filed 10/19/17 in Docket No. 17P1738 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Mark Godding was appointed as Administrator. The said Thomas Howard survived by Mark Godding, Barry Godding, Gina Bodtker and Anne Cloward as evidenced by Affidavit of Heirship recorded simultaneously herewith.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **640 Mercer Drive, Hermitage, TN 37076**
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 our hands this 7th day of December, 2017.

Estate of Thomas Leroy Howard

By: Gina Bodtker
Gina Bodtker, Heir

STATE OF IDAHO
COUNTY OF Kootenai

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gina Bodtker, Heir of the Estate of Thomas Leroy Howard the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Coeur d'Alene, Idaho, this 7th day of December, 2017.

Commission Expires: 11-16-22

V. Slover
Notary Public

V. SLOVER NOTARY PUBLIC STATE OF IDAHO

Witness our hands this 7th day of December, 2017.

Estate of Thomas Leroy Howard

By: Barry Godding
Barry Godding, Heir

STATE OF UTAH
COUNTY OF SALT LAKE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barry Godding, Heir of the Estate of Thomas Leroy Howard the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at SALT LAKE, Utah, this 7th day of December, 2017.

Commission Expires: MARCH 25, 2018

Notary Public

TRAVIS ROWEN
Notary Public
State of Utah
Comm. No. 675377
My Comm. Expires Mar 25, 2018

Witness our hands this 7th day of December, 2017.

Estate of Thomas Leroy Howard

By: Anne Cloward Howard
Anne Cloward, Heir

STATE OF UTAH
COUNTY OF Davis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anne Cloward, Heir of the Estate of Thomas Leroy Howard the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Bountiful, Utah, this 7th day of December, 2017.

Commission Expires: July 14 2020

Notary Public

LOGAN RAY AURICH
Notary Public - State of Utah
Comm. No. 690096
My Commission Expires on
Jul 14, 2020

Witness our hands this 7th day of December, 2017.

Estate of Thomas Leroy Howard

By: Mark Godding
Mark Godding, Administrator and Heir

STATE OF COLORADO
COUNTY OF Larimer

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Godding, Administrator and Heir of the Estate of Thomas Leroy Howard the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Fort Collins, Colorado, this 7th day of December, 2017.

Commission Expires: 5/20/2020

Mary C McCaffrey
Notary Public

MARY C MCCAFFREY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # [illegible]
MY COMMISSION EXPIRES MAY 20, 2020