39B

Bill Garrett Davidson County
Batch# 38988 DEEDWARR
12/18/2017 03:50:28 PM 5 pgs
Fees: $28.00 Taxes: $795.50
20171218-0128903

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 12th day of December, 2017, by and between Charlcie Johnson-Beene, Mary Davis, Gloria Johnson, Kevin Verge, Carla Verge, Neisha McDaniel, Brianna McDaniel, Jeremy Brooks, Rochelle Holt-Verge, Deon Moody, Benjamin Verge, Ryan Reed, Jasmine Verge, Linay Janell Verge, party of the first part, and Tyler Rygmyr and Aaron Noffsinger, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING Lot No. 1 on the plan of Bransford Realty Company's Re-Subdivision of Lot Nos. 66, 67 and 68 of the McWhorter Tract and of the Love McFerrin Tract of record in Book 4060, Page 6, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the easterly margin of Neil Avenue, formerly Fite Street, and runs back between parallel lines 150 feet to an alley.

Being all or part of the same property conveyed to Charlcie Johnson-Beene, Mary Davis, Lanese Verge, Gloria Johnson, Kevin Verge and Keith Verge by virtue of Quit Claim Deed dated June 28, 2002, and of record at Instrument No. 20020812-0097348 in the Register's Office of Davidson County, Tennessee.

The said Lanese Verge died intestate leaving four children, Carla Verge, Neisha McDaniel, Brianna McDaniel, and Jeremy Brooks.

The said Keith Verge died Intestate leaving a wife, Rochelle Holt-Verge, four adult children Deon Moody, Benjamin Verge, Ryan Reed, Jasmine Verge and one minor child Linay Janell Verge.

An order to appoint a Guardian for Linay Janell Verge has been filed in the Probate Court of Davidson County, Tennessee at Docket No. 17P1954.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at PLat Book 4060, Page 6, Book 3368, Page 23 and Book 4094, Page 520 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Charlcie Johnson-Beene

Gloria Johnson

Carla Verge

Brianna McDaniel

Rochelle Holt-Verge

Benjamin Verge

Mary Davis

Kevin Verge

Neisha McDaniel

Jeremy Brooks

Ryan Reed

Patricia Shelton as Guardian for Linay Janell Verge, Appointed by Order to Appoint Guardian at Davidson County, TN Probate Docket No. 17P1954

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Charlcie Johnson-Beene, Mary Davis, Gloria Johnson, Kevin Verge, Carla Verge, Neisha McDaniel, Brianna McDaniel, Jeremy Brooks, Rochelle Holt-Verge, Benjamin Verge, Ryan Reed, Linay Janell Verge, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of December, 2017.

Notary Public

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7.5.2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Patricia Shelton as Guardian of Linay Janell Verge, Appointed by Order to Appoint Guardian at Davidson County, TN Probate Docket No. 17P1954, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of December, 2017.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jasmine Verge

STATE OF TN
COUNTY OF Maury

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jasmine Verge** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and seal, this 13 day of December, 2017.

Syreeta Henderson
Notary Public

My commission expires: June 23, 2021

SYREETA HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

TO Be ATTACHed to WARRANTY Deed

Deon Moody

Deon Moody

STATE OF LOUISIANA
COUNTY OF St Tammany

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Deon Moody , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12 day of December, 2017.

Cynthia H. Pere' 60840
Notary Public

My Commission Expires: w/ life

NOTARY ATTESTS TO SIGNATURE ONLY AND NOT CONTENT OF THIS DOCUMENT

CYNTHIA H PERE'
NOTARY PUBLIC
COMMISSIONED FOR LIFE
NOTARY ID NO. 60840
ST TAMMANY PARISH, LA

Property Owner & Address:

Tax Parcel No 08208006000

Property Address: 605 Neill Ave
Nashville, TN 37206

MAIL TAX
BILLS TO: BancorpSouth Bank
PO Box 4360
Tupelo, MS 38803-4360

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $215,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 15th day of December, 2017.

Notary Public

My Commission Expires: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY