Bill Garrett Davidson County
Batch# 40511 DEEDWARR
12/21/2017 01:25:19 PM 2 pgs
Fees: $13.00 Taxes: $296.00

20171221-0130124

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179943

WARRANTY DEED

JILL RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2017.

NOTARY PUBLIC

My commission expires: 10-11-21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ron Burkett 1604 B 12th Ave N. Nashville, TN 37208	Same address as new owner	081 11 0 556.00

FOR AND IN CONSIDERATION of the sum of Eighty Thousand and 00/100 Dollars ($80,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THE ESTATE OF LEM MAJORS**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RON BURKETT, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly 25 feet of the southerly half of Lot No. 130 of McGavock Wetmore and Others Second Addition to Nashville, called The Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County. Said part of Lot No. 130 fronts 25 feet on the easterly side of 12th Avenue North, formerly Florence Street, and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed to Lem Majors and wife Alberta B. Majors, by Deed from Sam Garfinkle and wife Eva R. Garfinkle, dated 2/1/1963, of record in Book 3535, page 222, in the Register's Office for Davidson County, Tennessee.

The said Lem Majors having since died intestate on October 5, 2015 and was predeceased by Alberta B. Majors. Said property conveys to _____ as heirs-at-law, pursuant to _____

The address of the herein described property is believed to be 1604 B 12th Avenue N, Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of December, 2017.

THE ESTATE OF LEM MAJORS

Fannie Starks, Estate of Lem Majors

BY: EXECUTRIX OF THE
ITS: ESTATE OF LEM MAJORS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Fannie Starks with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~himself~~ her to be the EXECUTRIX of The Estate of Lem Majors, the within named bargainor and that she as such executrix executed the foregoing instrument for the purposes therein contained by signing the name of the company by ~~himself~~ her as, Fannie Starks, executrix of the estate of Lem Majors.

WITNESS my hand and seal, this the 20th day of December, 2017.

Notary Public

Matthew Hallenway

Printed Notary Name

My commission expires: 6/20/21

MATTHEW HOMONNAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 20, 2021