Bill Garrett Davidson County
Batch# 48340 DEEDWARR
01/17/2018 01:04:41 PM 2 pgs
Fees: $13.00 Taxes: $499.50
20180117-0004816

This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027
File # 1704521

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Jonathan Bolding	**Broker Solutions, Inc., dba**	**59-10-205.00**
3886 Crouch Drive	**New American Funding**	
Nashville, TN 37207	**14511 Myford Road, Suite 100**	
	Tustin, CA 92780	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael E. Davis, individually and as the Administrator of The Estate of Delores Davis, Tommie E. Davis and Chauncey E. Davis, all heirs of Delores Davis,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Jonathan Bolding, a single man,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 622 on the Plan of Phase I, Section V, of Haynes Manor Subdivision, as of record in Book 4460, page 35, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Delores Davis from Zeitlin Construction Company by Warranty Deed dated 7/28/1972 and recorded 7/31/1972, of record in Book 4623, page 587, Register's Office for Davidson County, Tennessee. Said Deed was rerecorded of record in Book 4645, page 722, recorded 10/11/1972, Register's Office for Davidson County, Tennessee. The said Delores Davis has since died intestate on April 11, 2015. Her Estate was opened and administered in Davidson County, TN, in the Probate Court in Case No. 17P1582, where Michael E. Davis was appointed as the Administrator. Her only heirs at law are Michael E. Davis, Tommie E. Davis and Chauncey E. Davis as evidenced in Affidavits of Heirship of record in Instrument No. 20180117-0004813 and Instrument No. 20180117-0004814, said Register's Office. Delores Davis and Delores Spencer Davis are one and the same person.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Michael E. Davis, individually and as the Administrator of The Estate of Delores Davis, et al,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Michael E. Davis, individually and as the Administrator of The Estate of Delores Davis, et al,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

Executed on this 9th day of January, 2018.

Michael E. Davis, Individually and as Administrator of the Estate of Delores Davis

Tommie E. Davis by Chauncey E. Davis, Attorney in Fact

Chauncey E. Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public of said County and State, Michael E. Davis, individually and who is the Administrator of the Estate of Delores Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Administrator of the Estate of Delores E. Davis and that he executed the within instrument for the purposes therein contained, individually and as the Administrator of the Estate of Delores Davis with full power and authority to act on behalf of the Esttate.

Witness my hand this 9th day of January, 2018.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Chauncey E. Davis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Tommie E. Davis and that he is authorized by Tommie E. Davis to execute this instrument on his behalf, as evidenced by a Power of Attorney, recorded simultaneously.

Witness my hand this 9th day of January, 2018.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public of said County and State, Chauncey E. Davis, 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 this 9th day of January, 2018.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 9th day of January, 2018.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19