Bill Garrett Davidson County
Batch# 64019 DEEDWARR
03/01/2018 12:08:07 PM 2 pgs
Fees: $13.00 Taxes: $351.50
20180301-0019328

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of February, 2018

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Notary Public
Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Josh Terry, Trustee of the 101 1016 Red Bud Terrace Madison, TN 37115	The 1016 Red Bud Terrace Trust PO Box 160772 Nashville, TN 37216	052-05-0-091.00

WARRANTY DEED

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, I/WE,

Johnny Howard Humphrey, Executor of the Estate of Johnny Howard Humphrey, deceased

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Josh Terry, Trustee of The 1016 Red Bud Terrace Trust

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. 13 and the southerly 30 feet of Lot 12 on the Plan of Red Bud Terrace of record in Plat Book 843, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Johnny Howard Humphrey and wife, Peggy Ann Humphrey by Warranty Deed from George W. Prince and wife, Gettie Owen Prince of record in Book 3101, Page 169, Register's Office for Davidson County, Tennessee, dated July 21, 1960 and recorded on July 22, 1960. The said Johnny Howard Humphrey and Peggy Ann Humphrey having divorced, the said Perry Ann Humphrey conveyed her interest in subject to Johnny Howard Humphrey by Quitclaim Deed of record in Book 5333, Page 884, Register's Office for Davidson County, Tennessee, dated August 26, 1978 and recorded on September 05, 1978. The said Johnny Howard Humphrey having since died testate, on October 12, 2017. Pursuant to the Last Will and Testament of the said Johnny Howard Humphrey (Probate No. 17-CV-6199), Johnny Douglas Humphrey was appointed as Executor of the Estate of Johnny Howard Humphrey will full power to convey subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1016 Red Bud Terrace, Madison, TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of February, 2018.

Johnny Douglas ~~Humphrey~~, Executor

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Johnny Douglas Humphrey 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 ~~Madison~~ Dickson Tennessee this 15th day of February, 2018.

Notary Public

My Commission Expires: 5/22/18

(Notary Seal)

FRANCES WYMONETT ROSE
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 22, 2018
COUNTY OF DICKSON