STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 80209 DEEDWARR
04/12/2018 11:26:56 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20180412-0034486

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$382,300.00~~ $375,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April, 2018.

Notary Public
MY COMMISSION EXPIRES: 8.17.19
File No. G18-1427

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Anna E. Flautt, Unmarried, and Paula Flautt and Joe Flautt, WIfe and Husband (NAME) 1024 Fairwin Avenue (STREET ADDRESS) Nashville, TN 37216 (CITY) (STATE) (ZIP)	New Owner (NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)	72-9-388

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 HEREBYACKNOWLEDGED, I, **Evelyn Helton Faulkner**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anna E. Flautt, Unmarried, and Paula Flautt and Joe Flautt, WIfe and Husband,** * joint tenants with right of survivorship. 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:

Being Lot No. 73 on the Map of ESKRIDGE Subdivision, of part of the W.B. Franklin Property, of record in Book 547, Page 52, Register's Office for said County.

Said Lot No. 73 fronts 60 feet on the southerly side of Fairwin Avenue and runs back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to Flinoie Faulkner and wife Evelyn Helton Faulkner from Mary Holderman Roberts, a widow, by Deed dated August 25, 1955, in Book 2447, Page 129, in the Register's Office for Davidson County, Tennessee. The said Flinoie Faulkner having since died on October 17, 1994, leaving the subject property vested in Evelyn Helton Faulkner as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 52, Register's Office for Davidson County, Tennessee.

2. Easement for Sanitary Sewers/Storm Drainage as recorded in Book 4190, page 913, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Evelyn Helton Faulkner is signed by his/her duly appointed Attorney-in-fact Curtis F. Faulkner, pursuant to the Power of Attorney recorded in Instrument #20180412-0034485, said Register's Office.
This is improved property, known as 1024 Fairwin Avenue, Nashville, TN 37216.

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. Whenever 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 my/our hand(s) this 10th day of April, 2018.

EVELYN HELTON FAULKNER

By: Evelyn Helton Faulkner by Curtis F Faulkner
Curtis F Faulkner, Attorney-in-Fact

April 10, 2018
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Curtis F Faulkner, Attorney-in-Fact for Evelyn Helton Faulkner, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of April, 2018.

My Commission Expires: 3/21/22

Notary Public

MICHAEL T. ROSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206