Bill Garrett Davidson County
Batch# 82380 DEEDWARR
04/18/2018 12:35:26 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20180418-0036557

EXECUTRIX WARRANTY DEED

FROM: ESTATE OF EMMA JEAN MESSAMORE
SANDRA FAYE MESSAMORE, EXECUTRIX

TO: HOMESTEADY PROPERTIES, LLC

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP and PARCEL NO.**
Homesteady Properties, LLC **113 Chapel Avenue** Nashville, TN 37206	**Homesteady Properties, LLC** 917 B Upper Station Camp Creek Rd. **Cottontown, TN 37048**	83-6-266

THIS INSTRUMENT WAS PREPARED BY

Ronald K. Nevin, ATTORNEY
404 James Robertson Parkway
1850 Parkway Towers
Nashville, Tennessee 37219
(615) 244-7708

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $275,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF April, 2018.

NOTARY PUBLIC
My Commission Expires: 7/6/20

DANA BELL NOTARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Emma Jean Messamore died on March 26, 2016. Sandra Faye Messamore was appointed Executrix of the Estate of Emma Jean Messamore, pursuant to her Last Will and Testament, June 9, 2016, by the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee, Probate No. 16P862. The Executrix by signing this deed releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the Last Will & Testament of Emma Jean Messamore and Order of the Probate Court, Sandra Faye Messamore, as Executrix of the Estate of Emma Jean Messamore, conveys to Homesteady Properties, LLC, all rights, title and interest in the following described real estate situated in Davidson County, Tennessee:

LAND in Davidson county, Tennessee, being Southerly 40 feet of Lot No. 31 and Northerly 15 feet of Lot No. 32 on the Plan of Olivia W. Sharpe's Addition to Nashville of record in Plat Book 332, Page 17, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID parts of Lot Nos. 31 and 32 front together 55 feet on the Westerly side of Chapel Avenue and extend back 184.4 feet, more or less, on the Southerly line and 163 feet, more or less, on the Northerly line to an ally, measuring 55 feet thereon.

BEING the same property conveyed to Kenneth L. Messamore and wife, Emma J. Messamore, both having since died, by Warranty Deed, from Ray D. Osborne and wife, Georgia Osborne, of record in Book 4296, Page 402, Register's Office for Davidson County, Tennessee, dated June 12, 1968 and recorded on December 27, 1968.

This conveyance is subject to any and all existing restrictions and easements of record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-BR18-113

THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.

This is improved property known as 113 Chapel Avenue, Nashville, TN 37206.

And now, I, Sandra Faye Messamore, Executrix for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey unto **Homesteady Properties, LLC,** the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF I have hereunto set my hand on this the 6 day of April, 2018.

Sandra F Messamore
SANDRA FAYE MESSAMORE, Executrix

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 06 day of April, 2018, before me personally appeared ~~Joyce~~ Sandra Faye Messamore, ~~Married~~ Executrix, to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and notarial seal

NOTARY PUBLIC

My Commission Expires: 6/20/21

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021