Bill Garrett Davidson County
Batch# 87338 DEEDWARR
05/02/2018 09:19:48 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20180502-0041464

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC.
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
JOHN THOMAS BRACKEEN JOHN ROBERT BATHEN 1348 Kenwood Drive Nashville, Tennessee 37216	Same	061-12-0-046.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledges, **LINDA GRUBBS ENGLES, EXECUTRIX OF THE ESTATE OF MARSHA LANE THOMAS LAUTENBACH**, has this day bargained and sold, and does hereby transfer and convey unto the said **JOHN THOMAS BRACKEEN and JOHN ROBERT BATHEN, a married couple,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 21 of Block "C" on the Plan of Jackson Park, Section No. 3, not of record, described according to a survey made by James A. Hamilton, Jr., Surveyor, December 6, 1948, as follows:

BEGINNING on the southerly margin of Kenwood Drive at the corner of Lots Nos. 20 and 2 - thence with the line between said two lots, southwardly 250 feet to the southeast corner of Lot No. 20; thence eastwardly 180 feet, more or less, to the westerly margin of Eastdale Drive; thence with said Drive, northwardly 175 feet, more or less, to a point; thence continuing northwardly, with said Drive, 50 feet to the beginning of a curve; thence around said curve in a northwesterly direction with a radius of 25 feet, to the southerly margin of Kenwood Drive; thence with the southerly margin of said Drive, westwardly 175 feet to the beginning.

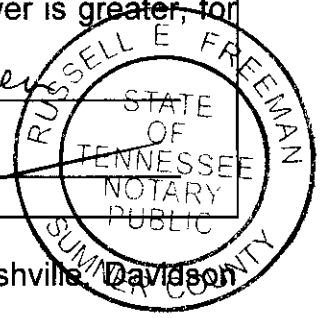
Being the same property conveyed to A. R. LAUTENBACH & WIFE, MARSHA T. LAUTENBACH, by deed from L. H. HARDAWAY, JR., EXECUTOR OF THE ESTATE OF L. H. HARDAWAY, of record in Book 7829, Page 90, dated May 1, 1989, said Register's Office. A. R. LAUTENBACH having since died on or about August 9, 2013, leaving

MARSHA LANE THOMAS LAUTENBACH, as surviving tenant by the entirety. MARSHA LANE THOMAS LAUTENBACH having since died testate on or about July 7, 2017. Also Last Will and Testament of MARSHA LANE THOMAS LAUTENBACH, in The Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 17P1423.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$330,000.00**.
Subscribed and sworn to before me this 30th day of April, 2018.
My Commission Expires: 12/25/2020

Affiant

Notary Public



This is improved property located at 1348 Kenwood Drive, Nashville, Davidson County, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 hand this 30th day of April, 2018.

Linda Grubbs Engles, Executrix

LINDA GRUBBS ENGLES, EXECUTRIX OF THE ESTATE OF MARSHA LANE THOMAS LAUTENBACH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **LINDA GRUBBS ENGLES, EXECUTRIX OF THE ESTATE OF MARSHA LANE THOMAS LAUTENBACH,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, as Executrix, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th day of April, 2018.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY