WARRANTY DEED

Bill Garrett Davidson County
Batch# 95012 **DEEDWARR**
05/21/2018 02:47:09 PM 2 pgs
Fees: $13.00 Taxes: $638.25

20180521-0048582

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

State of Tennessee
County of ~~Rutherford~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: August 26, 2020 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sean M Locke	new owner	086-02-0 001.00
(NAME)	(NAME)	
6027 Panama Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Estate of Norma Sue Harris, Pamela Jean Martin, Gary Dean Martin, and Barbara Gail Piantek,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sean M Locke, married man,** 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. 152 on the Plan of Dodson Heights, of record in Plat Book 2900, Page 113, Register's Office for said County, to which reference is made for a more complete description. Said Lot No. 152 fronts 80.62 feet on the North side of Panama Drive and extends back 141.6 feet on the West line and 131.9 feet on the East line to a dead line in the rear on which it measures 48.1 feet. For informational purposes only: the APN is shown by the County Assessor as 08602000100; source of title is Book 5891, Page 600 (recorded 5/28/82)**

Being the same property conveyed to Norma S. Harris by deed of record in Instrument 20070709-0081333, Register's Office for Davidson County, Tennessee.

Norma Sue Harris died testate devising said property to Pamela Jean Martin, Gary Dean Martin and Barbara Gail Piantek reference Davidson County Probate 17P1836 and Heirship Affidavit recorded in Instrument No. 20180417-0036262 Register's Office of Davidson County Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 6027 Panama Drive, Hermitage, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-BR-10-6027

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. Wherever 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 hands this 15th day of May, 2018.

The Estate of Norma Sue Harris

By: Pamela Jean Martin
Pamela Jean Martin, Executrix

Pamela Jean Martin

Gary Dean Martin
Gary Dean Martin

Barbara Gail Piantek
Barbara Gail Piantek

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Pamela Jean Martin, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of The Estate of Norma Sue Harris, and that she as such Executrix executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 15th day of May, 2018.

Lori Holloway
Notary Public ~~Kelsie Holloway~~
My Commission Expires: ~~August 16, 2020~~ 4/20/19

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee

County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Pamela Jean Martin, Gary Dean Martin and Barbara Gail Piantek the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 15th day of May, 2018.

Commission expires: ~~8/16/2020~~ 4/20/19

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Lori Holloway
Notary Public

File No.: 21433