Bill Garrett Davidson County Batch# 96684 DEEDWARR 05/24/2018 04:14:30 PM 3 pgs Fees: $18.00 Taxes: $740.00 20180524-0050068	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $200,000.00 Affiant Subscribed and sworn to before me, this 22 day of May, 2018. Notary Public My commission expires 3/3/19

CASSIE LOVVORN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert J Budesa **Sharon L Johnson**	Everett Financial, Inc.	053090B02300CO
1613 Cumberland Station Boulevard	14801 Quorum Drive, Ste 300	
Madison, TN 37115	Dallas, TX 75254	

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 ACKNOWLEDGE, WE,

Ebony Sims- Jackson, individually and Executrix of the Estate of Phillip Rodney Alford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert J Budesa and Sharon L Johnson, both married, tenants in common 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:

Land in Davidson County, Tennessee, being Lot No. 219 of Section One, Cumberland Station at Wilson Camp, of record in Instrument No. 20011009-0109759, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Phillip Alford, a single man, by Warranty Deed from Joseph Wayne Mitchell, unmarried, dated January 20, 2015, of record in Instrument No. 20150123-0006735, Register's Office for Davidson County, Tennessee. Phillip Rodney Alford died on or around February 2, 2018, and by his Last Will and Testament probated in the 7th Circuit Court of Davidson County, Tennessee, Docket No. 18P366, devised subject property to Ebony Sims-Jackson.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Instrument No. 20011009-0109759, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

HOA Charter of record in Instrument No. 20011126-018251, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1613 Cumberland Station Boulevard, 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 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 in 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.

_____ Date: 5/22/18
Ebony Sims-Jackson

_____, Executrix Date: 5/22/18
Ebony Sims-Jackson, Executrix of the Estate of Phillip Rodney Alford

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Ebony Sims-Jackson, individually and in her capacity as Executrix of the Estate of Phillip Rodney Alford, the within named Grantor(s), 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, at office, this 22nd day of May, 2018.

D L Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/13/2020

