Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

Bill Garrett Davidson County
Batch# 107259 DEEDWARR
06/21/2018 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $823.25
20180621-0060082

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $222,500.00.

Affiant

Subscribed and sworn to before me, this 20th day of June, 2018.

Notary Public
My commission expires: 3/31/20

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

07-1806-86833

Address of New Owner:	Send Tax Bills to:	Tax Information:
John P Donnelly 3001 Owen Drive Antioich, TN 37013	New Owner	128-10-0-165.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **D'Wayne Lee Christians, sole devisee under the Last Will and Testament of Helen Joyce Christians, deceased,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John P. Donnelly, Trustee of The 2018 Ninth Associate Trust u/a/d June 14, 2018,** hereinafter called the Grantees, their successors 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. 160, on the Plan of Stacy Square, Section 4, of record in Book 4460, Page 12, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Helen J. Christians, an unmarried person, by deed from C & S Builders, Inc., a Tennessee Corporation, dated January 21, 1972, recorded January 24, 1972, of record in Book 4571, Page 506, Register's Office for Davidson County, Tennessee. The said Helen J. Christians having since died testate on March 23, 2018. The estate of Helen Joyce Christians is currently being administered in the Circuit Court of Davidson County, Tennessee, Docket No. 18P630. The Last Will and Testament of Helen Joyce Christians, deceased, devised subject property to D'Wayne Lee Christians, as sole devisee.

Helen J. Christians is one and the same as Helen Joyce Christians.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **229 Colt Drive, Nashville, TN 37221.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 20th day of June, 2018.

D'Wayne Lee Christians, Sole Devisee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **D'Wayne Lee Christians, sole devisee under the Last Will and Testament of Helen Joyce Christians, deceased**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Franklin, TN, this 20th day of June, 2018.

Notary Public

My Commission expires: 3/31/20

Carolen M Holmes
State Of Tennessee Notary Public
County of Rutherford

WITNESS my hand this 20th day of June, 2018.

D'Wayne Lee Christians in his capacity as Executor of the Estate of Helen Joyce Christians, deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

D'Wayne Lee Christians, Executor Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **D'Wayne Lee Christians, Executor of the Estate of Helen Joyce Christians, deceased**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Franklin, TN, this 20th day of June, 2018.

Carolen Holmes
Notary Public

My Commission expires: 3/31/20

Carolen M Holmes
State Of Tennessee Notary Public
County of Rutherford

True Copy of Certification

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

Bonnie Curry

State of Tennessee

County of Williamson

Personally appeared before me, Carol M. Holmes, a notary public for this county and state, Bonnie Curry, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Carol M. Holmes, Notary Public

My commission expires on 3/31/20

