WARRANTY DEED

Bill Garrett Davidson County
Batch# 109482 **DEEDWARR**
06/27/2018 10:52:56 AM 2 pgs
Fees: $13.00 Taxes: $665.63

20180627-0061926

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Kayla Holder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 day of June, 2018

FM
Notary Public

MY COMMISSION EXPIRES: 1-24-22
(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 541 N. Mt. Juliet Rd, Suite 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Fredrick E. Jolly, unmarried and Regina A. Darvin, unmarried	Movement Mtg.	080 08 0 084.00
(NAME)	(NAME)	
3217 Panorama Dr	8024 Calvin Hall Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Nine Thousand Nine Hundred And No/100 Dollars ($179,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Wilma J. Blair, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Fredrick E. Jolly, unmarried and Regina A. Darvin, unmarried tenants in common with rights 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:

Being Lot No. 268 on the Plan of Bordeaux Gardens Section One, of record in Plat Book 3300, Page 91, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Wilma J. Blair, unmarried by Warranty Deed from Charles Cross and wife Virginia Cross dated January 7, 2002 and recorded January 8, 2002 as Instrument No. 20020108-0002729, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3217 Panorama Dr, Nashville, TN 37218

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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, has 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 our hands this 25 day of June, 2018

Wilma J. Blair

Wilma J. Blair

STATE OF TENNESSEE

COUNTY OF ~~SUMNER~~ DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Wilma J. Blair, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of June, 2018.

Notary Public

My Commission Expires:

(SEAL)

JAKE B. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022

File Number: JAK-184521SSO