Bill Garrett Davidson County
Batch# 109785 DEEDWARR
06/28/2018 10:03:17 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20180628-0062375

	STATE OF TENNESSEE **COUNTY OF** DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$219,900.00~~ $225,000.00 Affiant Subscribed and sworn to before me, this 25th day of June, 2018. Notary Public My commission expires: 2/6/20
(Notary Stamp)	

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

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Donovon Allen Grimsley and Sarah L. Prater	new owner	**182-06-0A-007.00-CO**
7433 Maggie Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Craig Gilbert, Executor for the Estate of Martha A. Layne, deceased

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Sarah Prater, unmarried and Donovon Grimsley, unmarried, as joint tenants with right of survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Resubdivision of Lots 1 thru 8 and Common Area Parcels 120 & 121, Section One, Old Hickory Hills, RS10 Subdivision w/Cluster Lot Option (RS5) of record in Plat at Instrument No. 20011023-0115382 and revised in Instrument No. 20020213-0018960, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Martha A. Layne, unmarried by Warranty deed from Matthew J. Schwab and Theresa N. Schwab, husband and wife of record in Instrument No. 20070817-0098402 Register's Office for Davidson County, Tennessee, dated August 10, 2007 and recorded on August 17, 2007.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-KU-18-7433

SP 11/2015

The said Martha A. Layne having since died March 28, 2018, leaving a Last Will and Testament. Said Last Will and Testament probated in Davidson County Circuit Court Docket No. 18P10020, in the Circuit Court of Davidson County, Tennessee

This is **improved** property known as **7433 Maggie Drive, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25th day of June, 2018.

Estate of Martha A. Layne by _____, Exector

Estate of Martha A. Layne by
Craig Gilbert, Executor

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, Craig Gilbert, Executor of the Estate of Martha A. Layne, deceased, the bargainor(s), 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 for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

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

_____
Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 18-001147-529

SP 11/2015