Bill Garrett Davidson County
Batch# 110260 DEEDWARRSP
06/28/2018 03:04:30 PM 5 pgs
Fees: $28.00 Taxes: $3,145.00
20180628-0062742

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Johnny B. Ellis, Sr. 5644 Highland Way Nashville, TN 37211	Same as New Owner	Map:106-14-183.00 Parcel:119-2-266, 267, 269 & 268
This instrument prepared by: David B. Gray, Tune, Entrekin & White, P.C 315 Deaderick Street, Suite 1700, Nashville, TN 37238		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Alice Cuttshall Wigginton Kenaum, Devisee and Executrix** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Johnny B. Ellis, Sr.** ("Grantee"), his heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

> This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities, including but not limited to General or special taxes and assessments required to be paid in the year 2018 and subsequent years; All matters shown on the Plan of record in Plat Book 6200, page 62, said Register's Office as to Tracts II, III and IV; All matters shown on the Plan of record in Plat Book 5210, page 320, said Register's Office as to Tract V; That 15 ft. Easement reserved for ingress and egress, public utility and drainage easement of record in Book 6311, page 76, said Register's Office as to Tracts II, III and IV); and that Easement Deed by Court Order in Settlement of Landover Action - Lightnet Lines of record in Instrument No. 20140114-0003779, said Register's Office as to Tracts IV and V. Taxes have been prorated and assumed by the Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself self, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

This is IMPROVED property, known as 85 Lyle Lane, and 2105, 2109, 2113, & 2117 Lyle Court, Nashville, TN 37211.

EXECUTED this 28th day of June, 2018.

Alice Cuttshall Wigginton Kenaum

Alice Cuttshall Wigginton Kenaum, devisee of the Last Will and Testament of Jimmy Randle Kenaum, deceased December 21, 2015

Alice Cuttshall Wigginton Kenaum

Alice Cuttshall Wigginton Kenaum, Executrix of the Last Will and Testament of Jimmy Randle Kenaum, deceased December 21, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Alice Cuttshall Wigginton Kenaum, both individually and as Executrix of the Estate of Jimmy R. Kenaum, deceased, to me known to be the person described in, and who executed the foregoing instrument, being authorized so to do and who upon oath, acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 28th day of June, 2018.

Notary Public
My Commission Expires: 11/5/19

(SEAL)

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

John B Ellis Sr.
AFFIANT

Subscribed and sworn to before me this 28th day of June, 2018.

NOTARY PUBLIC

My Commission Expires:
6/25/19

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019

EXHIBIT A

TRACT I

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled the Plan of Addition to Sharpe Park, of record in Plat Book 5200, page 246, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JIMMY R. KENAUM, by deed from DAVID B. PITTMAN AND WIFE, SIDNEY W. PITTMAN, of record in Book 10325, page 396, dated January 8, 1997, said Register's Office. The said Jimmy R. Kenaum having since died testate on or about December 21, 2015 devising said property to Alice Cuttshall Wigginton Kenaum pursuant to his will of record in Williamson County Probate Court, Docket No. P8431.

TRACT II

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled the Plan of Resubdivision of Lots 2 & 3 Sharpe Place Subdivision, of record in Plat Book 6200, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to JIMMY KENAUM, by deed from FRED JEFFRIES AND CHARLES DORNAN, of record in Book 6163, page 449, dated October 24, 1983, said Register's Office. Being further conveyed to CHARLES F. FRAZIER, TRUSTEE, FOR J.D. PARTNERSHIP, by quitclaim deed from JIMMY R. KENAUM, of record in Book 6311, page 76, dated June 8, 1984, said Register's Office. Being further conveyed to DAVID KENAUM AND JIMMY R. KENAUM, D/B/A J & D PARTNERSHIP, of record in Book 6595, page 293, dated April 24, 1985, said Register's Office. Being further conveyed to JIMMY R. KENAUM, by quitclaim deed from LINDA KENAUM, TRUSTEE OF THE DAVID N. KENAUM TESTAMENTARY TRUST, DOCKET NO. P90160, of record in Book 11417, page 194, dated April 5, 1999, said Register's Office. Being further conveyed to JIMMY R. KENAUM, by quitclaim deed from LINDA KENAUM, of record in Book 11417, page 196, dated April 5, 1999, said Register's Office. Being further conveyed to JIMMY R. KENAUM, INDIVIDUALLY, by quitclaim deed from JIMMY R. KENAUM D/B/A J & D PARTNERSHIP, of record in Book 11417, page 198, dated April 5, 1999, said Register's Office. The said Jimmy R. Kenaum having since died testate on or about December 21, 2015 devising said property to Alice Cuttshall Wigginton Kenaum pursuant to his will of record in Williamson County Probate Court, Docket No. P8431.

TRACT III

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled the Plan of Resubdivision of Lots 2 & 3 Sharpe Place Subdivision, of record in Plat Book 6200, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to JIMMY KENAUM, by deed from FRED JEFFRIES AND CHARLES DORNAN, of record in Book 6163, page 449, dated October 24, 1983, said Register's Office. Being further conveyed to CHARLES F. FRAZIER, TRUSTEE, FOR J.D. PARTNERSHIP, by quitclaim deed from JIMMY R. KENAUM, of record in Book 6311, page 76, dated June 8, 1984, said Register's Office. Being further conveyed to DAVID KENAUM AND JIMMY R. KENAUM, D/B/A J & D PARTNERSHIP, of record in Book 6595, page 293, dated April 24, 1985, said Register's Office. Being further conveyed to JIMMY R. KENAUM, by quitclaim deed from LINDA KENAUM, TRUSTEE OF THE DAVID N. KENAUM TESTAMENTARY TRUST, DOCKET NO. P90160, of record in Book 11417, page 194, dated April 5, 1999, said Register's Office. Being further conveyed to JIMMY R. KENAUM, by quitclaim deed from LINDA KENAUM, of record in Book 11417, page 196, dated April 5, 1999, said Register's Office. Being further conveyed to JIMMY R. KENAUM, INDIVIDUALLY, by quitclaim deed from JIMMY R. KENAUM D/B/A J & D PARTNERSHIP, of record in Book 11417, page 198, dated April 5, 1999, said Register's Office. The said Jimmy R. Kenaum having since died testate on or about December 21, 2015 devising said property to Alice Cuttshall Wigginton Kenaum pursuant to his will of record in Williamson County Probate Court, Docket No. P8431.

TRACT IV

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled the Plan of Resubdivision of Lots 2 & 3 Sharpe Place Subdivision, of record in Plat Book 6200, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to JIMMY KENAUM, by deed from FRED JEFFRIES AND CHARLES DORNAN, of record in Book 6163, page 449, dated October 24, 1983, said Register's Office. Being further conveyed to CHARLES F. FRAZIER, TRUSTEE, FOR J.D. PARTNERSHIP, by quitclaim deed from JIMMY R. KENAUM, of record in Book 6311, page 76, dated June 8, 1984, said Register's Office. Being further conveyed to DAVID KENAUM AND JIMMY R. KENAUM, D/B/A J & D PARTNERSHIP, of record in Book 6595, page 293, dated April 24, 1985, said Register's Office. Being further conveyed to JIMMY R. KENAUM, by quitclaim deed from LINDA KENAUM, TRUSTEE OF THE DAVID N. KENAUM TESTAMENTARY TRUST, DOCKET NO. P90160, of record in Book 11417, page 194, dated April 5, 1999, said Register's Office. Being further conveyed to JIMMY R. KENAUM, by quitclaim deed from LINDA KENAUM, of record in Book 11417, page 196, dated April 5, 1999, said Register's Office. Being further conveyed to JIMMY R. KENAUM, INDIVIDUALLY, by quitclaim deed from JIMMY R. KENAUM D/B/A J & D PARTNERSHIP, of record in Book 11417, page 198, dated April 5, 1999, said Register's Office. The said Jimmy R. Kenaum having since died testate on or about December 21, 2015 devising said property to Alice Cuttshall Wigginton Kenaum pursuant to his will of record in Williamson County Probate Court, Docket No. P8431.

TRACT V

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled the Addition to Sharpe Park, Section 2, of record in Plat Book 5210, page 320, Register's

Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to G. W. TAYLOR, UNMARRIED, by deed from M. L. BARRETT, JR., of record in Book 6981, page 43, dated June 13, 1986, said Register's Office. Being further conveyed to J & D PARTNERSHIP, by quitclaim deed from G. W. TAYOR, UNMARRIED, of record in Book 6981, page 46, dated September 15, 1986, said Register's Office. Being further conveyed to JIMMY R. KENAUM, by quitclaim deed from LINDA KENAUM, TRUSTEE OF THE DAVID N. KENAUM TESTAMENTARY TRUST, DOCKET NO. P90160, of record in Book 11417, page 194, dated April 5, 1999, said Register's Office. Being further conveyed to JIMMY R. KENAUM, by quitclaim deed from LINDA KENAUM, of record in Book 11417, page 196, dated April 5, 1999, said Register's Office. Being further conveyed to JIMMY R. KENAUM, INDIVIDUALLY, by quitclaim deed from JIMMY R. KENAUM D/B/A J & D PARTNERSHIP, of record in Book 11417, page 198, dated April 5, 1999, said Register's Office. The said Jimmy R. Kenaum having since died testate on or about December 21, 2015 devising said property to Alice Cuttshall Wigginton Kenaum pursuant to his will of record in Williamson County Probate Court, Docket No. P8431.

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am the 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 document executed and authenticated according to law.

Rebecca Waynick

State of Tennessee; County of Davidson

On this 28 day of June 2018, personally appeared before me, a notary public for this county and state, Rebecca Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Toni Rutgerson

My Commission Expires:

TONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
MAY 28, 2020