Bill Garrett Davidson County
Batch# 117752 DEEDWARR
07/18/2018 10:21:40 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20180718-0069898

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(4)

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JANUARY 30, 2022
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of July, 2018.

Notary Public

My commission expires: 1-30-22

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Leslie Ammons | New Owners | 085-14-0A-201.00-CO |
| 201 Riverstone Ct. | | |
| Nashville, TN 37214 | | |

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,

**Sanja Jaan Dalley, Executor and Individually, and Paula Slaughter and Donna Kearfott and Daniel Sumner as Heirs of the Estate of Nell Sumner**

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

**Leslie Ammons**

(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 Unit No. 201 on the Plan of Riverstone Condominiums, Phase One as of record in Plat Book 6200, Page 466 and amended in Plat Book 6900, Page 317, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements at Riverstone Condominium, a Horizontal Property Regime established by Master Deed and By-Laws of record in Book 6998, Page 839, restated in Book 7245, Page 211, said Register's Office.

Being the same property conveyed to Nell Sumner, unmarried by Warranty Deed from Nathan D. Millay, an unmarried man of record in Instrument No. 20050912-0109451, Register's Office for Davidson County, Tennessee, dated August 31, 2005 and recorded on September 12, 2005. Nell Sumner died March 22, 2018, Probate Division Docket No. 18P-758, Seventh Circuit Court for Davidson County, Tennessee.

This is improved property known as **201 Riverstone Ct., Nashville, TN 37214.**

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. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.
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 6th day of July, 2018.

Sanja Jean Dalley, Executor

Sanja Jean Dalley, Individually and as Executor of The Estate of Nellie Sumner, deceased

Paula Slaughter, by Sanja Jean Dalley her attorney in fact

Paula Slaughter, by Sanja Jean Dalley her attorney in fact

Donna Kearfott, by Sanja Jean Dalley, her attorney in fact

Donna Kearfott, by Sanja Jean Dalley, her attorney in fact

Daniel Sumner, by Sanja Jean Dalley his attorney in fact

Daniel Sumner, by Sanja Jean Dalley his attorney in fact

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Sanja Jean Dalley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executor of The Estate of Nellie Sumner, the within named bargainor., and her as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of July, 2018.

Notary Public
My Commission Expires: 9-30-2019

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires September 30, 2019

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Sanja Jean Dalley, the bargainor(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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 6th day of July, 2018.

Notary Public
My Commission Expires: 9-30-2019

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires September 30, 2019

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Before me, the undersigned Notary Public, personally appeared Sanja Jean Dalley, who is known to me or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained and who further acknowledged that she is the attorney in fact for Paula Slaughter, and being authorized to do so, did execute this instrument on her behalf by virtue of power of attorney being recorded in Instrument Number 20180718-0069895, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 6th day of July, 2018.

Notary Public
My Commission Expires: 9-30-2019

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires September 30, 2019

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Before me, the undersigned Notary Public, personally appeared Sanja Jean Dalley, who is known to me or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained and who further acknowledged that she is the attorney in fact for Donna Kearfott, and being authorized to do so, did execute this instrument on her behalf by virtue of power of attorney being recorded in Instrument Number 20180718-0069896, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 6th day of July, 2018.

Notary Public
My Commission Expires: 9-30-2019

JOHN W. BISHOP NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires September 30, 2019

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Before me, the undersigned Notary Public, personally appeared Sanja Jean Dalley, who is known to me or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained and who further acknowledged that she is the attorney in fact for Daniel Sumner, and being authorized to do so, did execute this instrument on her behalf by virtue of power of attorney being recorded in Instrument Number 20180718-0069897, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 6th day of July, 2018.

Notary Public
My Commission Expires: 9-30-2019

JOHN W. BISHOP NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires September 30, 2019