Bill Garrett Davidson County
Batch# 126237 DEEDWARR
08/07/2018 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,616.90
20180807-0077824

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/13/22
(AFFIX SEAL)

WILLIAMSON COUNTY
PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-070974

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Karen Speyer	Karen Speyer	
(NAME)	(NAME)	
6652 Clearbrook Drive	6652 Clearbrook Drive	129-10-0-060.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED THIRTY-SEVEN THOUSAND AND NO/100 DOLLARS ($437,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **LYNNE TYNDALL, EXECUTRIX OF THE ESTATE OF ETHEL ROSELLA LUNN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAREN SPEYER**, 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:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of West Meade Park Inc., Section 1 of record in Plat Book 2900, Page 103 and 104, 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 D. Thomas Lunn and wife, Ethel R. Lunn by Warranty deed from Capitol Development Company of record in Book 3907, page 175, Register's Office for Davidson County, Tennessee, dated June 24, 1965 and recorded on June 29, 1965. D. Thomas Lunn having since died on December 12, 2009 leaving the property vested in wife Ethel R. Lunn. Ethel R. Lunn having since died on January 18, 2018, leaving a Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 18P-179.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 6652 Clearbrook Drive, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my/our hand(s) this the 4th day of August, 2018

Ethel Rosella Lunn Estate

BY: Lynne Tyndall, Executrix
Lynne Tyndall, Executrix

STATE OF Florida
COUNTY OF St Johns

On this 4th day of August, _____, personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lynne Tyndall, Executrix of the Estate of Ethel Rosella Lunn, who acknowledged that she executed the same for the purposes therein contained.

Witness my hand and official seal at ~~Davidson County, Tennessee~~ Duval County Florida this 4th day of August, 2018.

Notary Public
Commission Expires: _____

MARKO LECI
Notary Public - State of Florida
Commission # GG 239564
My Comm. Expires Jul 18, 2022
Bonded through National Notary Assn.

True Copy Certification

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

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna L. Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/13/2020

