THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC.
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Bill Garrett Davidson County
Batch# 130462 DEEDWARR
08/17/2018 09:35:44 AM 2 pgs
Fees: $13.00 Taxes: $1,206.20

20180817-0081679

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Burdette Randolph, Jr., et ux 2249 Seven Points Circle Hermitage, Tennessee 37076	Same	054-14-0-011.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledges, **THERESA JANE SMITH and PHOEBE A. KITTS,** have this day bargained and sold, and do hereby transfer and convey unto the said **BURDETTE RANDOLPH, JR. and wife, KELLYE R. RANDOLPH,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 68, as shown on the map entitled Brandywine Farms, Section Two, of record in Plat Book 3700, page 28, 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 FRANCIS J. AHERN AND WIFE, BLANCHE M. AHERN, by deed from J. R. COARSEY HOMEBUILDERS, INC., of record in Book 4199, page 937, dated December 15, 1967, said Register's Office. FRANCIS J. AHERN having since died leaving BLANCHE M. AHERN as surviving tenant by the entirety. BLANCHE M. AHERN having since died testate on or about April 12, 2018. Pursuant to the Last Will and Testament of BLANCHE M. AHERN, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 18P834, said property was devised to THERESA JANE SMITH AND PHOEBE A. KITTS.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$326,000.00**.
Subscribed and sworn to before me
this 15th day of August, 2018.
My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Affiant

Notary Public

This is improved property located at 303 Rolling Mill Road, Old Hickory, Davidson County, Tennessee 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 15th day of August, 2018.

Theresa Jane Smith
THERESA JANE SMITH

Phoebe A. Kitts
PHOEBE A. KITTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **THERESA JANE SMITH and PHOEBE A. KITTS,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 15th day of August, 2018.

RUSSELL E. FREEMAN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 12/23/2020