WARRANTY DEED

Bill Garrett Davidson County
Batch# 135006 DEEDWARR
08/29/2018 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,428.20
20180829-0085823

EMILY JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $386,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/31/22
(AFFIX SEAL)

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

File No.: HTF18-040469

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael O'Connor and Christina O'Connor	Michael O'Connor and Christina O'Connor	
(NAME) 1907 Lombardy Avenue	(NAME) 1907 Lombardy Avenue	117-07-0-040-00
(ADDRESS) Nashville, TN 37215-1303	(ADDRESS) Nashville, TN 37215-1303	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY-SIX THOUSAND AND NO/100 DOLLARS ($386,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ESTATE OF BOBBIE JEAN DEDMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL O'CONNOR AND CHRISTINA O'CONNOR, HUSBAND AND WIFE AND LINUS D. CATIGNANI, AN UNMARRIED PERSON**, 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. 34, Block A, on the Plan of the Walter Stokes Homeplace Subdivision No. 1, of record in Book 974, Page 92, Register's Office for said County.

Said Lot No. 34 fronts 100 feet on the southerly side of Lombardy Avenue and extends back between parallel lines 170 feet to a dead line.

Being the same property conveyed to John F. Smith, Jr., and wife Jean D. Smith by Warranty Deed from Joseph Compton Gibson and wife, Ruby Gladys Baker Gibson, of record in Book 4296, Page 180, Register's Office for Davidson County, Tennessee, dated December 20, 1968 and recorded on December 27, 2968.

Being the same property conveyed to Jean D. Smith by Warranty Deed from John F. Smith, Jr., of record in Book 10068, Page 570, Register's Office for Davidson County, Tennessee, dated November 23, 1973 and recorded on May 31, 1996.

Further Court Order dated November 22, 1991 and recorded May 31, 1996 orders name change from Bobbie Jean Dedman Smith to Bobbie Jean Dedman, Chancery Court for Davidson County, Tennessee, of record in Book 10068, Page 572, Register's Office for Davidson County, Tennessee.

Bobbie Jean Dedman, having since died on May 3, 2017, leaving the property vested in her estate pursuant to her Last Will and Testament for which Probate was opened in the Seventh Circuit Court for Metropolitan Nashville/Davidson County, Tennessee (Probate Division), No. 17P1190 with Phoebe Wilson Moody acting as Executrix.

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 1907 Lombardy Avenue, Nashville, TN 37215-1303
(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 hand(s) this the 29th day of August, 2018

Estate of Bobbie Jean Dedman

BY: Phoebe Wilson Moody
Phoebe Wilson Moody, Executor

STATE OF Tennessee
COUNTY OF Williamson

On this 29th day of August, 2018, personally appeared before me, a Notary Public of Said County and State, Phoebe Wilson Moody, in her capacity as Executrix of the Estate of Bobbie Jean Dedman, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the same for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 29th day of August, 2018.

DEANNA L COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Deanna L Cooper
Notary Public
Commission Expires: 5/13/2020

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, William S. Corley, 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: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY