PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 135277 DEEDWARR
08/30/2018 02:34:19 PM 2 pgs
Fees: $13.00 Taxes: $684.50
20180830-0086203

W & I Ref: (DM) Title No.: 60042
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Christina A. Kinman Jeffery N. Kinman 3807 Boatner Drive Nashville, TN 37207	United Wholesale Mortgage, ISAOA P.O. Box 202028 Florence, SC 29502-2028

TAX MAP PARCEL NUMBERS: 05914010400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$185,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Guynette Frances Crowder Druett, now known as Guynette Frances Crowder, individually and as Executrix of the Estate of George Reynolds**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christina A. Kinman, a single woman, a ninety-five (95%) percent interest and Jeffery N. Kinman, a married man, a five (5%) percent interest, as tenants in common**, hereinafter called the **Grantee**, Grantee's 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 Lot No. 10 on the Plan of Haynes Manor Section 1 of record in Book 3600, page 85, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Katie Knight Crowder, a single person by Warranty Deed from R. D. Webb, Individually and d/b/a R. D. Webb and Son, dated July 5, 1966 and recorded on July 8, 1966 of record in Book 4034, page 39, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 21, 1978, recorded August 22, 1978 of record in Book 5328, page 286, said Register's Office. A Tenancy by the entireties was created in George Reynolds and wife, Katie Knight Crowder Reynolds, Subject property was further conveyed to George Reynolds et ux Katie Knight Crowder Reynolds and Guynette Frances Crowder Druett by Quitclaim Deed, dated July 1, 1980, recorded August 7, 1980, of record in Book 5634, page 485, said Register's Office. The said Katie Knight Crowder Reynolds and George Reynolds have since died, with Katie Knight Crowder Reynolds predeceasing the said George Reynolds. The Last Will and Testament of George Reynolds of record in Docket No. 17P1647, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division devised his interest in subject property to Guynette Frances Crowder, and appointed the said Guynette Fances Crowder as Executrix of said will.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2018, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 05914010400.
The Plan, with Owner's Certificate, of record in Book 3600, page 85, said Register's Office, which Plan shows a 30 foot minimum building set back line from Boatner Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot. And a 2.5 x 30 foot utility anchor easement located on the northerly front corner of said lot.
Restrictive Covenants of record in Book 3829, page 720 amended in Book 3840, page 404, said Register's Office; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 3807 Boatner Drive, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of August, 2018.

Guynette Frances Crowder

Guynette Frances Crower, Executrix

State of Tennessee

County of Davidson

On this 29th day of August, 2018, before me the undersigned authority, personally appeared Guynette Frances Crowder, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

On this ~~16th~~ 29th day of August, 2018, before me the undersigned authority, personally appeared Guynette Frances Crowder, Executrix, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $185,000.00.

Affiant

Sworn and subscribed before me this 29th day of August, 2018.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019