Karen Y Johnson Davidson County
Batch# 150002 **DEEDWARR**
10/09/2018 08:57:40 AM 2 pgs
Fees: $13.00 Taxes: $1,502.20

20181009-0099833

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT180800358

WARRANTY DEED

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$406,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 2nd day of October, 2018

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine S. Smith **1329 Chester Ave.** **Nashville, TN 37206**	NEW OWNER	**172-14-OY-001.00 CO**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gena L. Speakmon, unmarried woman and Lisa K. Simonton, unmarried woman, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katherine S. Smith, Unmarried

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 Unit A of the 1401 Chester Avenue Townhomes, as established by the Declaration of Covenants, Conditions, and Restrictions and By-Laws of record in Instrument No. 20140925-0088359, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Gena L. Speakmon, unmarried woman and Lisa K. Simonton, unmarried woman, as tenants in common with right of survivorship, by Quitclaim Deed from Gena L. Speakmon, unmarried woman, dated 8/8/15 and recorded 8/10/15 in Instrument No. 20150810-0079242; and being the same property previously conveyed to Gena L. Speakmon, unmarried woman, by Warranty Deed from Urban Properties, LLC, a Tennessee Limited Liability Company, dated 7/21/15 and recorded 7/22/15 in Instrument No. 20150722-0071717, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1329 Chester Ave., Nashville, TN 37206**
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 our hands this 2nd day of October, 2018.

Gena L Speakmon by Lisa K Simonton, attorney in fact

Gena L. Speakmon by Lisa K. Simonton,
Attorney in Fact

Lisa K Simonton

Lisa K. Simonton

STATE OF ILLINOIS
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa K. Simonton 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.

Witness my hand and official seal at Carlyle, Illinois, this 2nd day of October, 2018.

Commission Expires: 2/9/21

Cathy Russell
Notary Public

CATHY RUSSELL
Official Seal
Notary Public - State of Illinois
My Commission Expires Feb 9, 2021

STATE OF ILLINOIS
COUNTY OF Clinton

On this the 2nd day of October, 2018, before me personally appeared Lisa K. Simonton to me known to be the person who executed the foregoing instrument in behalf of Gena L. Speakmon as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Gena S. Speakmon

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of October, 2018.

Commission Expires: 2/9/21

Cathy Russell
Notary Public

CATHY RUSSELL
Official Seal
Notary Public - State of Illinois
My Commission Expires Feb 9, 2021