Karen Y Johnson Davidson County
Batch# 150709 DEEDWARR
10/11/2018 10:57:13 AM 2 pgs
Fees: $13.00 Taxes: $949.05
20181011-0100814

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180917824

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $256,500.00.

Affiant

Subscribed and sworn to before me, this 28th day of September, 2018.

Notary Public
My Commission Expires: 12/15/21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kathryn Haley Spigner	New Owner	Tax Parcel ID No.
905 Crescent Hill Road		083-07-0-269.00
Nashville TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bobbie G. Mayes** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathryn Haley Spigner, a single woman,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 24, as shown on the map entitled Plan of Roselawn, of record in Plat Book 2133, page 1, 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 HAROLD W. MAYES and wife, BOBBIE G. MAYES, by deed from JAMES S. JONES and CHARLES R. LAND, of record in Book 2135, page 99 , dated February 10, 19 53 , said Register's Office.

HAROLD W. MAYES died on or about March 19, 1997, leaving BOBBIE G. MAYES as the surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 083-07-0-269.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 2133, page 1, said Register's Office.

This is improved property located at 905 Crescent Hill Road Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and

assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2018.

Bobbie G. Mayes by Steven M. Mayes, her Attorney In Fact
Bobbie G Mayes, by Steven M. Mayes,
her Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven M. Mayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Bobbie G Mayes, and that he is authorized by Bobbie G Mayes to execute this instrument on her behalf.

Witness my hand, at office, this 28th day of September, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022