Karen Y Johnson Davidson County
Batch# 153637 DEEDWARR
10/24/2018 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $593.85
20181024-0105188

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $.160,500.00

Affiant

Subscribed and sworn to before me, this 23rd day of October, 2018.

Notary Public
My commission expires:10/20/19

JANICE SHEPHERD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

05-1810-67393

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Kristin Lauren McCord 2016 10th Ave North Nashville TN 37208	New Owner	081-07-0-131.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cornellia Joann Jones, devisee under the Last Will and Testament of Patricia Ann Turner, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kristin Lauren McCord**, **unmarried**, hereinafter called the Grantees, their successors 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. 4, on the Plan of Holt's Subdivision of Lots 8 and 11, in Owen's Buena Vista Plan, the original plan of record in Book 15, Pages 10 and 11 (erroneously referenced in prior deed as 'Book 15, Pages 10 and 11, as of record in Book 3647, Page 619'), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Julius W. Turner and wife, Patricia A. Turner by deed from James C. Cope and wife, Ruby Jean Cope, dated November 18, 1963, recorded November 20, 1963, of record in Book 3647, Page 619, Register's Office for Davidson County, Tennessee. The said Julius W. Turner having since died on February 13, 2007, leaving Patricia A. Turner as surviving tenant by the entirety. Patricia A. Turner died on March 22, 2013, leaving a Last Will and Testament filed for Probate in Docket No. 13P1463, Probate Court for Davidson County, Tennessee. Pursuant to the terms of said Will, subject property was devised to Cornellia Joann Jones.

Further being the same property conveyed to Cornellia Joann Jones by Quitclaim Deed from Cornellia Joann Jones, Executrix of the Estate of Patricia Ann Turner, deceased, dated November 4, 2013, recorded November 13, 2013, of record in Instrument No. 20131113-0117126, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2016 10th Ave North, Nashville, TN 37208.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 23rd day of October, 2018.

Cornellia Joann Jones, devisee under the Last Will and Testament of Patricia Ann Turner, deceased

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Cornellia Joann Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 23rd day of October, 2018.

Notary Public
State of Tennessee at Large

My Commission expires: 10-20-19

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michelle W Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amber Roberts, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amber Roberts
Notary Public

AMBER ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO. TN

My Commission Expires: 8/29/20