Karen Y Johnson Davidson County
Batch# 155657 DEEDWARR
11/01/2018 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20181101-0108077

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV18-0899

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Brenda Hinton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of October, 2018

Kayla R. Anderson
Notary Public

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

Commission Expires: 11/20/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Renee Vincent Fields 3600 Fairmeade Drive Nashville, TN 37218	CMG Mortgage, Inc. dba CMG Financial, ISAOA/ATIMA 3160 Crow Canyon Road 400 San Ramon, CA 94583	058-12-0-004.00

WARRANTY DEED

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, I/WE,

Aimee D. Bobbitt, Administrator of the Estate of Jennie Witherspoon Lemons

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Renee Vincent Fields, an unmarried woman

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. 11 on the Plan of Fairmeade Acres, as of record in Book 3700, Page 52, Register's Office for said County, and described as follows:

Beginning at a point on the northerly margin of Fairmeade Drive, at the corner of Lots 10 and 11; thence with said Drive, easterly 95.6 feet to a monument; thence northeasterly around a curve, 37.6 feet to a monument in the westerly margin of Fairmeade Court; thence with the margin of the same, northerly 248.7 feet to a concrete monument at the corner of Lots 11 and 12; thence westerly with the line between said lots, 171 feet to the corner of Lots 10 and 11; thence with the line between said lots, south 287 feet to the point of beginning.

BEING the same property conveyed to Jennie Witherspoon Lemons by Quitclaim Deed from Jennie Witherspoon Shute, dated 3/31/86 and recorded 4/11/86 in Book 6827, Page 357; and being the same property previously conveyed to Jennie Witherspoon Shute by Installment Deed from G. Daniel Miller and wife, Hazel S. Miller, dated 10/3/69 and recorded 10/7/69 in

Book 4370, Page 352, Register's Office for Davidson County, Tennessee.

The said Jennie Witherspoon Lemons f/k/a Jennie Witherspoon Shute having since died on 6/2/18. Her estate is being probated in Davidson County under Docket No. 18P-1368. A prior conservatorship involving the decedent was opened under Docket No. 18P-346. Aimee D. Bobbitt was appointed Conservator over Property Only and ordered to sell the subject property. Pursuant to an order filed 6/19/18 under the current probate estate, Ms. Bobbitt was allowed to continue proceeding with the sale of the subject property due to time constraints surrounding the reserve mortgage encumbering the subject property. Pursuant to order, the funds from the sale of the real property will be placed in the Conservatorship account. Aimee D. Bobbitt was granted Letters of Administration on 8/7/18.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3600 Fairmeade Drive, Nashville, TN 37218

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of October, 2018.

Estate of Jennie Witherspoon Lemons

Aimee D. Bobbitt

BY: Aimee D. Bobbitt, Administrator

STATE OF TENNESSEE
COUNTY OF SUMNER

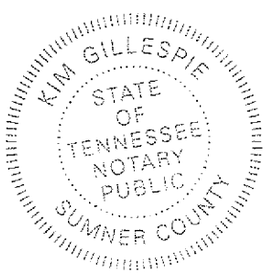
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Aimee D. Bobbitt, Administrator of the Estate of Jennie Witherspoon Lemons** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 31st day of October, 2018.

Kim Gillespie

Notary Public
My Commission Expires: 9.22.20

(Notary Seal)



True Copy Certification

I, Brenda Huntsman, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brenda Huntsman

Signature

State of Tennessee

County of Macon

Personally appeared before me, Kayla Anderson, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kayla R. Anderson

Notary's signature

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

My Commission Expires: 11-20-18