Karen Y Johnson Davidson County
Batch# 157618 DEEDWARRSP
11/08/2018 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $222.00
20181108-0110686

SPECIAL

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 8.4.20

AFFIX SEAL

THOMAS VORHOLT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
J.T. Marlin 237 Cumberland Avenue Madison, TN 37115	J.T. Marlin 237 Cumberland Avenue Madison, TN 37115	043-09-0-095.00

For and in consideration of the sum of Sixty Thousand And No/100 Dollars ($60,000.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Regions Bank, as the Personal Representative for The Estate of Rickie L. Sheldon, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto J.T. Marlin, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 16 of Block "D" on the Plan of Woodlawn Estates of record in Plat Book 843, Page 82, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 16 fronts 50.5 feet on the northerly side of Cumberland Avenue and runs back between parallel lines 165 feet to a dead line, measuring 50.5 feet thereon.

Being the same property conveyed to Rickie Lee Sheldon by Warranty deed from G. M. Choate and wife, Leola C. Choate of record in Book 4869, page 111, Register's Office for Davidson County, Tennessee, dated November 8, 1974 and recorded on November 18, 1974. The said Rickie Lee Sheldon AKA Rickie L. Sheldon died testate on August 28, 2017, his probate estate filed of record in Docket No. 17P-1907, in the Probate Division of the Circuit Court for Davidson County, Tennessee, and the Last Will and Testament of Rickie L. Sheldon instructing his Personal Representative to sell said real estate.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ 237 Cumberland Avenue, Madison, TN 37115

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 1 day of November, 2018.

Regions Bank, Personal Representative of the Estate of Rickie L. Sheldon

BY: _____
David Rogers, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Rogers, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Vice President of Regions Bank Natural Resources and Real Estate, the Personal Representative of the Estate of Rickie L. Sheldon, deceased, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Davidson County, Tennessee this 1 day of NOVEMBER, 2018.

Commission Expires: 8.9.20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

True Copy Certification

I, Danielle Chandler, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Danielle Chandler who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8.4.20

Notary Seal

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY