WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of November, 2018.

Notary Public
COMMISSION EXPIRES: 1-3-22

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Y Johnson Davidson County
Batch# 162600 **DEEDWARR**
11/20/2018 10:49:29 AM 2 pgs
Fees: $13.00 Taxes: $407.00

20181120-0114134

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lanny Mooneyham	New Owner	064-04-0-062
(NAME)	(NAME)	
4630 Woodview Circle	500 Gallatin Pk N	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Madison TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Marion Spencer, Executor, and Christi Ruppel, as sole heir at law of Norma Carroll (being one and the same as Norma Carrell) of Estate of John William Allen,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lanny Mooneyham,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 33A on the Plan of the zone lot division of Lot No. 33 of Lake Country, of record in Plat Book 6200, Page 28, amending Plat Book 5200, Page 493, Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Norma Carroll (being one and the same as Norma Carrell) and Jonny W. Allen (being one and the same as John William Allen), as tenants in common, by deed of record in Instrument No. 20080505-0046036, Register's Office for Davidson County, Tennessee. The said Norma Carroll (a/k/a Norma Carrell) died on May 22, 2014, leaving the Grantor Christi Ruppel as her sole heir at law. See Affidavit of Heirship of record in Instrument No. 20181120-0114133 in said Register's Office. The said Jonny W. Allen (being one and the same as John William Allen) died on January 20, 2018, leaving a Will admitted to the probate in Docket No. 18P360 in the Probate Court for Davidson County, Tennessee. The Will named Grantor Marion Spencer as Executor and he was duly appointed to serve as same. The estate is still open and the Will grants Executor power of the real estate in Items 5 (C) thereof.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 4630 Woodview Circle (House Number) (Street) (P.O. Address) Old Hickory, TN (City or Town) 37138 (Postal Zip)

File No.: 582-18
Warranty Deed Individual LES rev. 09-2018

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; 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, successors 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 19th day of November, 2018.

Estate of John William Allen

By: _____
Marion Spencer, Executor

By: _____
Christi Ruppel, as sole heir at law of Norma Carroll
(being one and the same as Norma Carrell)

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Marion Spencer, Executor of Estate of John William Allen and Christi Ruppel, as sole heir at law of Norma Carroll (being one and the same as Norma Carrell) of Estate of John William Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that their executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 19th day of November, 2018.

_____
S. Nixon Pressley

Commission Expires: 02/10/2021

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE