WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 168821 **DEEDWARR**
11/30/2018 10:36:42 AM 5 pgs
Fees: $28.00 Taxes: $1,073.00

20181130-0116837

ANN ELISE WALSTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Brenda R. Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2018

A E Walston
Notary Public

MY COMMISSION EXPIRES: 3-2-2021
(AFFIX SEAL)

Please Rec→

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Brenda R. Lewis and Kent E. Lewis	Same	
(NAME)	(NAME)	Map 142-9-D-120
1042 General George Patton Road	1042 General George Patton Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20183024

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/we, Robert E. Wherry, Jr., Cynthia W. Nash, and Sandra W. Kruckman, Co-Executors of The Estate of Sally G. Wherry** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Kent E. Lewis and Brenda R. Lewis, husband and wife**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Unit No. 1042 on the Plan of River Plantation, Section Six, Phase I, a horizontal property regime established by Master Deed of record in Book 5794, page 526 as amended in Instrument No. 20050504-0050172, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Sally G. Wherry, a single woman, by Warranty Deed from Thomas R. Greek and wife, Elizabeth M. Greek dated August 24, 2006 and filed of record in Instrument No. 200609010108642 and rerecorded in 20061229-0160704, Register's Office for Davidson County, Tennessee. Sally G. Wherry having since died testate on April 19, 2018 devising subject property to Robert E. Wherry, Jr., Cynthia W. Nash and Sandra W. Kruckman as evidenced by The Last Will and Testament of Sally G. Wherry filed of record in Seventh Circuit Court for Davidson County, Tennessee Docket Number 18P1037.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Six, Phase I, of record in Book 5794, page 526, as amended in Book 5794, page 539, Instrument Nos 20050504-0050172, 20060512-0056329, 20080423-0041324, 20100415-028541, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 1042 General George Patton Road, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of November, 2018

The Estate of Sally G. Wherry

BY: _____
Cynthia W. Nash, Co-Executor

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Cynthia W. Nash, Co-Executor of The Estate of Sally G. Wherry, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

_____
Notary Public
My Commission Expires: 3-2-2021

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Witness my hand this 19 day of November, 2018

The Estate of Sally G. Wherry

BY: _____
Sandra W. Kruckman, Co-Executor

"OFFICIAL SEAL"
Ruth N Quijada
Notary Public, State of Illinois
My Commission Expires 3/15/2019

STATE OF Illinois)
County OF Lake)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sandra W. Kruckman, Co-Executor of The Estate of Sally G. Wherry, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 of November, 2018.

_____
Notary Public
My Commission Expires: 3/15/2019

Witness my hand this 20 day of November, 2018

The Estate of Sally G. Wherry

BY:_____
Robert E. Wherry, Jr., Co-Executor

STATE OF _____)
County OF _____)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert E. Wherry, Jr., Co-Executor of The Estate of Sally G. Wherry, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ of November, 2018.

_____
Notary Public
My Commission Expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On Nov 20 2018, before me, Jeffrey Pruitt, Notary Public,
personally appeared Robert E. Wherry, JR., Co-Executor of the Estate of Sally G. Wherry
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.

JEFFREY PRUITT
COMM. #2178823
Notary Public - California
Los Angeles County
My Comm. Expires Jan. 8, 2021

WITNESS my hand and official seal.

SIGNATURE _____