Name and Address of New Owner:
Milton Brummett, III
172 Shiaway Court
Nashville, TN 37217

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Y Johnson Davidson County
Batch# 169117 DEEDWARR
11/30/2018 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20181130-0116984

Map & Parcel No: 149-02-0F-037.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lana J. Williamson, the sole heir at law to the Estate of John Arthur Vann,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Milton Brummett III, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 37 on the Plan of Raven's Retreat, a Horizontal Property Regime with Private Elements, formerly: Vale Ridge Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Raven's Retreat, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20120606-0049559, amended in Instrument No. 20141024-0098102, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Raven's Retreat, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20120606-0049559, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to John Arthur Vann, an unmarried man by Warranty Deed from J2K Builders, LLC dated January 13th 2017 and recorded January 17th 2017 in Instrument No. 20170117-0004626 said Register's Office, Davidson County, Tennessee. John Arthur Vann died on June 12, 2018 leaving Lana J. Williamson as his sole heir at law. A probate was opened in Davidson County Circuit Court, Probate Division, under Docket No. 18P-1135.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of November, 2018.

Lana J. Williamson (SEAL)
Lana J. Williamson

STATE OF WEST VIRGINIA
COUNTY OF PLEASANTS

On this 21st day of November, 2018, before me personally appeared Lana J. Williamson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 21st day of November, 2018.
Karen A. Turner
Notary Signature
My commission expires: 10-2-19

OFFICIAL SEAL - NOTARY PUBLIC
State of West Virginia
KAREN A. TURNER
5507 13th Avenue
Vienna, WV 26105
My Commission Expires 10/02/2019

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $185,000 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 26th day of November, 2018.

Donna G. Thienel
Notary Public
My commission expires: July 8, 2019
File No. 18-677

DONNA G. THIENEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

201811300116984

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

