WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 169361 **DEEDWARR**
12/03/2018 09:51:59 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20181203-0117403

MST 2018-1521

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF NOV., 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emma Julia Jones	New Owner	161-09-0-089.00
(NAME)	(NAME)	
5746 Brentwood Meadows Circle		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, WE, **Betty S. Lyell, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emma Julia Jones,** unmarried, 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. 42A on the Plan of Zone Lot Division of Lot 42 on the Plan of Brentwood Meadows, Section 2 of record in Plat Book 5200, Page 782, and amended in Plat Book 6250, Page 660, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 42A fronts 32.2 feet on the Easterly margin of Brentwood Meadows Circle and extends back 155.1 feet on the Northerly line and 154.90 feet on the broken Southerly line to a dead line in the rear measuring 92.0 feet thereon.

Being the same property conveyed to Betty S. Lyell by Warranty deed from National Resources Company, a sole proprietorship of record in Book 8915, page 164, Register's Office for Davidson County, Tennessee, dated April 07, 1993 and recorded on April 13, 1993.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2018, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 782, and amended in Plat Book 6250, Page 660, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 6291, Page 292 and Book 6771, Page 442, in the Register's Office for Davidson County, Tennessee. Gas Line Easement of record in Book 2448, Page 622, in the Register's Office for Davidson County, Tennessee. Transmission Line Right of Way Easement of record in Book 1163, Page 96, in the Register's Office for Davidson County, Tennessee. Subject to the flow of any creeks, streams, or branches across subject property.

This property, known as 5746 Brentwood Meadows Circle, Brentwood, TN 37027
(House Number) (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 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 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 my/our hand(s) this 29 DAY OF NOVEMBER, 2018.

Betty S. Lyell

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Betty S. Lyell, an unmarried woman, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 day of November, 2018.

Notary Public

My Commission Expires: 5/27/2019

Amelia Swanson
State of Tennessee Notary Public
(SEAL)
Williamson County