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 $ 164,500.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2018.

Notary Public

COMMISSION EXPIRES: 3-8-2022

Karen Y Johnson Davidson County
Batch# 169439 **DEEDWARR**
12/03/2018 10:54:05 AM 2 pgs
Fees: $13.00 Taxes: $608.65

20181203-0117523

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

GREGORY P REICHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2022

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wendy Chalfin	New owner	086-08-0-037
(NAME)	(NAME)	
708 Woodbrier Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076		
(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, **Pat Gooch, in my capacity as Executrix of the Estate of Brenda Kaye Trimble, deceased ("Decedent") and individually as a beneficiary under the Will of Decedent, and Rose Drake and and Linda Lane, beneficiaries under the Will of Decedent,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wendy M. Chalfin, unmarried,** 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:

Land in Davidson County, Tennessee, being Lot No. 203 on the plan of Phase V-A, Jackson's Retreat, of record in Plat Book 6250, Page 309, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brenda K. Trimble (a/k/a Brenda Kaye Trimble) (the above-identified Decedent), by deed from Rick E. York, unmarried , on 01/31/2003, recorded 02/04/2003, in Instrument No. 20030204-0015208, Register's Office for Davidson County, Tennessee. Decedent died on 08/30/2018, leaving a Last Will and Testament admitted to probate in the Probate Court for Davidson County, Tennessee in Docket No. 18P1623 (the "Will"). The Will made the property a part of Decedent's probate estate and empowered the Executrix to sell and convey real estate. Jason Wilkerson was named as sole beneficiary of the property in the Will, but has renounced all claims by Waiver and Renunciation of Inheritance executed by him and filed in Docket No. 18P1623, Davidson County Probate Court, a certified copy of which is at record in Instrument No. 20181203-0117520, Register's Office for Davidson County, Tennessee. Pat Gooch, Rose Drake, and Linda Lane were the named secondary beneficiaries of the property under the Will. Accordingly Pat Gooch sells and conveys the property pursuant to the power and authority granted to her as Executrix under the Will, and Pat Gooch in her individual capacity, as well as Rose Drake and Linda Lane, execute this Deed to signify their consent and agreement to sale and conveyance of the property by Executrix and to further transfer and convey to Grantees all right, title and interest they might otherwise claim and be entitled to in the property under Decedent's Will.

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 708 Woodbrier Court (House Number) (Street) | Nashville, TN (P.O. Address) (City or Town) | 37076 (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, 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 29th day of November, 2018.

Estate of Brenda Kaye Trimble

By: Pat Gooch Executrix
Pat Gooch, Executrix

Pat Gooch
Pat Gooch, as a beneficiary under the Will of Brenda Kay Trimble

Rose Drake by Pat Gooch her atty in fact
Rose Drake, as a beneficiary under the Will of Brenda Kay Trimble, by Pat Gooch, her Attorney-In-Fact, pursuant to Power of Attorney of record in Book ✱___, Page_____, Register's Office for Davidson County, Tennessee. ✱20181203-0117521

Linda Lane by Pat Gooch her atty in fact
Linda Lane, as a beneficiary under the Will of Brenda Kay Trimble, by Pat Gooch, her Attorney-In-Fact, pursuant to Power of Attorney of record in Book ✱___, Page_____, Register's Office for Davidson County, Tennessee. ✱20181203-0117522

State of Tennessee
County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Pat Gooch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and upon oath acknowledged herself to be the duly appointed and acting Executrix of the Estate of Brenda Kaye Trimble, deceased, and in my presence affixed her signature to the within instrument, further acknowledging under oath that she did so in her official capacity as Executrix for purposes of binding the Estate of Brenda Kay Trimble, deceased, hereto, as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 29th day of November, 2018.

Commission Expires: 02/10/2021

S. Nixon Pressley
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Pat Gooch with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence), and who in my presence affixed her signature to the within instrument in her individual capacity, further upon oath acknowledging that she did so in her individual capacity as her free act and for the purposes therein contained.

WITNESS my hand and seal this 29th day of November, 2018.

Commission Expires: 02/10/2021

S. Nixon Pressley
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Pat Gooch with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney in Fact for the within named Rose Drake and the within named Linda Lane, and in my presence affixed her signature to the within instrument on each of their behalf as their Attorney in Fact, further acknowledging under oath that she did so as said Attorney in Fact for Rose Drake and for Linda Lane, for the express purpose of binding them thereto, as her free act and for the purposes therein contained.

WITNESS my hand and seal this 29th day of November, 2018.

Commission Expires: 02/10/2021

S. Nixon Pressley
NOTARY PUBLIC

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
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