# WARRANTY DEED

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$200,000.00~~ $ 894,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF Nov., 2018.

Notary Public

MY COMMISSION EXPIRES: 10/15/22

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| 2419 Barclay Drive - A Series of Marcy James Properties, LLC | NEW OWNER | Tax Map - Parcel 083 12 0 054.00 |
| (NAME) | (NAME) | |
| 2419 Barclay Dr. | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Y Johnson Davidson County
Batch# 175140 **DEEDWARR**
12/18/2018 09:42:59 AM 2 pgs
Fees: $13.00 Taxes: $1,087.80

20181218-0122745

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **The Estate of Edna Lavinia Harris by Karen A. Case, Executrix**. hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **2419 Barclay Drive - A Series of Marcy James Properties, LLC,** 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:

Being Lot No. 40 on the Plan of Eastland Acres, Section I, as of record in Book 2133, page 103, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Philip M. Harris and wife, Edna E. Harris a/k/a Edna Lavinia Harris, by deed dated August 23, 1956 from S. Briggs Burkhalter and wife, Jean E. Burkhalter, as shown of record in Book 2593, page 349, Davidson County Probate Court Clerk's Office. Philip M. Harris died on February 3, 2015, leaving Edna E. Harris a/k/a Edna Lavinia Harris as sole owner via tenancy by the entirety survivorship. Edna H. Harris a/k/a Edna Lavinia Harris died testate on June 29, 2018 vesting her estate KAREN A. CASE, EXECUTRIX with the authority to sale said real property by Last Will and Testament filed of record at Docket #18P1287 in the Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2284, page 617, Register's Office for Davidson County, Tennessee. This conveyance is subject to a Agreement for Dedication of Easment for Sanitary Sewer and/or Storm Drainage of record in Book 4007, page 138, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☑ property, known as 2419 Barclay Dr., Nashville, TN 37206
(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 hands this 28th day of November, 2018.

THE ESTATE OF EDNA LAVINIA HARRIS

Karen A. Case Executrix

Karen A Case
Executrix

JEFFREY E. CRAGG
NOTARY PUBLIC-DELAWARE
My Commission Expires 10-27-2019

STATE OF Delaware

COUNTY OF New Castle

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Karen A Case with whom I am personally acquainted and who upon her oath acknowledged herself to be the Executrix of the The Estate of Edna Lavinia Harris the within named bargainor, and estate, and that she as such Executrix and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the estate, by the said Karen A Case as such Executrix.

Witness my hand and official seal at office this 28th day of November 2018.

Notary Public

Commission expires: 10/27/2019

File No.: 15661