Name and Address of New Owner:
William Bowlby and Patricia W. Bowlby
6403 Waterford Drive
Brentwood, TN 37027

Send Tax Bills To:
William Bowlby and Patricia W. Bowlby
6403 Waterford Drive
Brentwood, TN 37027

This Instrument Prepared By:
Steven P. Disser, Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Karen Y Johnson Davidson County
Batch# 176213 DEEDWARR
12/20/2018 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20181220-0123613

Map & Parcel No: 096-06-0-011.00

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, **Pamela Ann Barnett, Executrix of Estate of Annelle Headden Jones**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William Bowlby, and Patricia W. Bowlby, Husband and Wife, as tenants by the entirety**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section One, Clover Bottom Subdivision, of record in Plat Book 1424, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John B. Jones, Jr. and wife, Annelle H. Jones by Warranty Deed from Barry M. Sanford and wife, Gloria Sanford, of record in Book 5732, Page 153, Register's Office for Davidson County, Tennessee, dated April 10, 1981 and recorded on April 13, 1981. The said John B. Jones, Jr. predeceased his wife, Annelle H. Jones, leaving her as the surviving tenant by the entirety. The said Annelle H. Jones died testate on January 15, 2010, and by her Last Will and Testament admitted to the Probate Division of the Seventh Circuit Court of Davidson County, Tennessee, as Docket No. 17P-1838, appointed her daughter, Pamela Ann Barnett, as Executrix of her estate, with the continuing, absolute, discretionary power to deal with any real property held in her estate without approval of the court or judicial authority. Letters Testamentary were issued to the said Pamela Ann Barnett by the aforesaid court on November 2, 2017.

Being improved property also known as 2826 Blue Brick Drive, Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF SECTION ONE, CLOVER BOTTOM SUBDIVISION, OF RECORD IN PLAT BOOK 1424, PAGE 50, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 18th day of December, 2018.

Estate of Annelle Hēaden Jones
~~Estate of Annette Headden Jones~~

By: Pamela Ann Barnett (SEAL)
Pamela Ann Barnett, Executrix Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~14th~~ 18th day of December, 2018, before me personally appeared Pamela Ann Barnett, Executrix of Estate of ~~Annette Headden Jones~~ *Annelle Headden Jones to me known, or proved to me on the basis of satisfactory evidence, 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 ~~14th~~ 18th day of December, 2018.

Notary Signature
My commission expires: 3/8/21

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $175,000.00, 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
14th day of December, 2018.

Notary Public
My commission expires: 11-5-19
File No. 2018-94

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

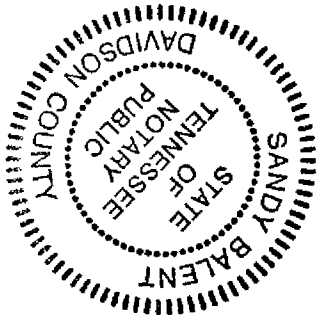
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).