Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-3297

Karen Y Johnson Davidson County
Batch# 176804 DEEDWARR
12/21/2018 09:02:25 AM 2 pgs
Fees: $13.00 Taxes: $665.63

20181221-0124206

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $179,900.00

Affiant

Subscribed and sworn to before me, this the 18th day of December, 2018

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ray A Efferson 3121 Union Hill Road Joelton, TN 37080	New Owner	015-14-0-005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **William James Blackmore, Executor of The Estate of Raymond Eugene Harrell and William James Blackmore as beneficiary under the Last Will and Testement of Raymond Eugene Harrell**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ray A. Efferson, an unmarried man**, hereinafter called the Grantee(s), his/her/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. 5 of Joelton Heights, Section I, as of record in Book 3600, page 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 195 feet on curving southeasterly margin of Union Hill Road and extends back 300 feet on the northeasterly line and 436.3 feet on the southwesterly line to a line in the rear measuring 178.1 feet.

Being the same property conveyed to Raymond Harrell and wife, Wanda Harrell by Warranty Deed from Bobby R. Graham, dated October 11, 2013, recorded October 15, 2013, of record in Instrument No. 20131015-0107816, Register's Office for Davidson County, Tennessee. The said Wanda Harrell having since died on April 23, 2016 leaving Raymond Harrell as the surviving tenant by the entirety. The said Raymond Harrell having since died on December 24, 2017 leaving a Last Will and Testament filed for probate under Docket No. 18P213, in the Circuit Court (Probate Division) of Davidson County, Tennessee. The said Raymond Eugene Harrell had 4 heirs as outlined in his Last Will & Testament, Donald Lee Blackmore, James Alfred Harrell, Judy Ann Harrell, and William James Blackmore. The said Donald Lee Blackmore, James Alfred Harrell, and Judy Ann Harrell all having disclaimed their interest in the property as filed in their Disclaimer and Renunciation of All Property and Interest in the Last Will and Testament of Raymond Eugene Harrell filed in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 18P213.

This is improved property located at: **3121 Union Hill Road, Joelton, TN 37080.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. The 2018 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of December, 2018.

GRANTOR:

The Estate of Raymond Euguene Harrell

By: William James Blackmore
William James Blackmore, Executor

By: William James Blackmore
William James Blackmore, Beneficiary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William James Blackmore, Executor of The Estate of Raymond Eugene Harrell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of December, 2018.

CHRISTOPHER BUCKLEY BUTLER STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

Notary Public
My Commission expires: 9-20-21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William James Blackmore, Beneficiary under the Last Will and Testament of Raymond Euguene Harrell , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of December, 2018.

CHRISTOPHER BUCKLEY BUTLER STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

Notary Public
My Commission expires: 9-20-21