This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Y Johnson Davidson County
Batch# 177110 DEEDWARR
12/21/2018 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $551.30
20181221-0124335

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jolisa Renee Hayes 73 Rolling Meadows Drive Goodlettsville, TN 37072	New Owner	033040A-07300CO

THIS INDENTURE, made this 12th day of December, 2018 between

Estate of Wanda Leah Meadors, aka Wanda D. Meadors,
by Darryle Scott Rutledge, Executor

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Jolisa Renee Hayes, a single woman

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 73 on the Plan of Rolling Meadows, Phase One, Section 9, a Resubdivision of Lot 7, Section One of Solitude Acres, of record in Plat Book 7900, page 965, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to John C. Meadors and wife, Wanda D. Meadors by Deed dated 1/28/99 from Robert V. Overton and wife, Regina M. Overton of record in Book 11316, Page 703, Register's Office for Davidson County, Tennessee. John C. Meadors now being deceased, having died on 3/7/09 and Wanda D. Meadors now being deceased, having died on 7/17/18 leaving Darryle Scott Rutledge as the Executor of the Estate of Wanda Leah Meadors, Probate Docket No. 18P1358 in the Circuit Court for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 73 Rolling Meadows Drive, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes which are to be prorated between the parties and paid at closing., and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

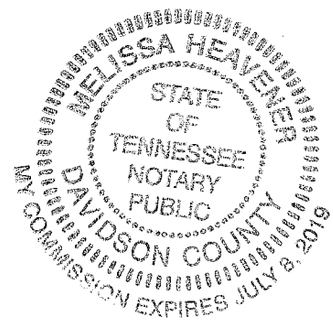
Estate of Wanda Leah Meadors, aka Wanda D. Meadors

By: _____
Darryle Scott Rutledge, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Darryle Scott Rutledge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executor of the Estate of Wanda Leah Meadors, aka Wanda D. Meadors of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 12th day of December, 2018.



_____
Notary Public
My Commission Expires: 7/8/19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $149,000.00.

_____
Affiant

Sworn to and subscribed before me, this 12th day of December, 2018.

_____
Notary Public
My Commission Expires: 7/8/19



True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212