THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181118544**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Gayle B. Barnes Affiant Subscribed and sworn to before me, this 17th day of December, 2018. Richard Rieck Notary Public My Commission Expires: 11-8-21

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Y Johnson Davidson County
Batch# 177959 DEEDWARR
12/26/2018 01:14:30 PM 5 pgs
Fees: $28.00 Taxes: $647.50
20181226-0125203

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jason Timothy Thompson 525 Ben Allen Road Nashville TN 37216	First Community Mtg 2162 Robert Rose Dr #101 Murfreesboro, TN 37129	Tax Parcel ID No. 061-00-0-023.01

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gayle B. Barnes, Ruth B. England, and Lura E. West,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason T. Thompson**, an unmarried man ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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

Land in Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, dated May 24, 1962.

Beginning in the Easterly margin of Ben Allen Road, 1078 feet from the corner of Lot No. 246 Maplewood Heights Subdivision, as of record in Book 547, Page 103, Register's Office for said County, running thence Northerly with said margin 41 feet; thence North 63° 55' East 404 feet to Nickens line; thence South 23° East 70 feet; thence South 67° 25' West 403 feet to the beginning.

Being the same property conveyed by Probate Docket No. 18P1743 and Warranty Deed from Byron T. Arehart, a single man to Patricia M. Bryant, unmarried, as recorded on the 27th day of February, 2007 in Instrument No. 20070227-0024200, in the Register's Office of Davidson County, Tennessee.

Patricia M. Bryant died intestate on or about June 1st, 2018. Her estate being administered in the Circuit Court of Davidson County at Docket No 18P1743. Affidavit of Heirship in Instrument No. 201812260125202 the Registers Office of Davidson County, Tennessee.

See also Conservatorship of Lura E. West of record in the Seventh Circuit Court, Probate Division of the Twentieth Judicial District, sitting in Nashville, TN as Case No 10P1258 in which Grayson Smith Cannon is the currently appointed Conservator of Lura E. West.

See also Conservatorship of Ruth B. England of record in the Chancery Court of Franklin County, Tennessee, as Case No 20136 in which Bonny England Pate is the currently appointed Conservator of Ruth B. England. Gayle B. Barnes, Ruth B. England, and Lura E. West being the sole heirs of Patricia M. Bryant.

Subject property has never been the marital residence of the grantors.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAPLEWOOD HEIGHTS SUBDIVISION, as recorded in Plat Book 547, Page(s) 103.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 525 Ben Allen Road Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 17th day of December, 2018.

Gayle B. Barnes

Gayle B. Barnes

Bonny England Pate for Ruth B. England as Conservator

Grayson Smith Cannon for Lura E. West as Conservator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gayle B. Barnes, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2018.

Notary Public

My Commission Expires: 11-8-21

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bonny England Pate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Conservator for Ruth B. England and that she is authorized by Ruth B. England to execute this instrument on her behalf.

WITNESS my hand, at office, this 17th day of December, 2018.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Grayson Smith Cannon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Conservator for Lura E. West and that she is authorized by Lura E. West to execute this instrument on her behalf.

WITNESS my hand, at office, this 17th day of December, 2018.

Notary Public

My Commission Expires: _____

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 525 Ben Allen Road Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 17th day of December, 2018.

_____
Gayle B. Barnes

_____
Bonny England Pate for Ruth B. England as Conservator

for Lura E. West, Const.
Grayson Smith Cannon for Lura E. West as Conservator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gayle B. Barnes, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2018.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bonny England Pate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Conservator for Ruth B. England and that she is authorized by Ruth B. England to execute this instrument on her behalf.

WITNESS my hand, at office, this 17th day of December, 2018.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Grayson Smith Cannon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Conservator for Lura E. West and that she is authorized by Lura E. West to execute this instrument on her behalf.

WITNESS my hand, at office, this 17th day of December, 2018.

_____
Notary Public

My Commission Expires: 4/24/22

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 525 Ben Allen Road Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 17th day of December, 2018.

Gayle B. Barnes

Bonny England Pate

Bonny England Pate for Ruth B. England as Conservator

Grayson Smith Cannon for Lura E. West as Conservator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gayle B. Barnes, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2018.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Coffee)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bonny England Pate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Conservator for Ruth B. England and that she is authorized by Ruth B. England to execute this instrument on her behalf.

WITNESS my hand, at office, this 17th day of December, 2018.

Notary Public

DANIELLE M. MIDDLETON
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

My Commission Expires: September 15, 2021

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Grayson Smith Cannon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Conservator for Lura E. West and that she is authorized by Lura E. West to execute this instrument on her behalf.

WITNESS my hand, at office, this 17th day of December, 2018.

Notary Public

My Commission Expires: _____

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY