BOX 10-A

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 179964 DEEDWARR
01/02/2019 03:42:04 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20190102-0000490

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF January, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Barnett and Diane Barnett	SAME	
(NAME)	(NAME)	
2928 Wellesley Trace, Unit 11B		117-6-A 14 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JANET MCDONALD, EXECUTRIX OF THE ESTATE OF PAMELA JOHNSON**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT BARNETT AND DIANE BARNETT, HUSBAND AND WIFE,** 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 11-B of Wellesley Trace, Section 3, Lot 11, horizontal property regime pursuant to the Tennessee Horizontal Property Act, of record in Plat Book 5210, page 156, as amended in Plat Book 5800, page 76, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof; together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Pamela Johnson by Special Warranty Deed from Thomas Evans Baird, Executor of the Estate of James David Baird, of record in Instrument No. 20130628-0067002, Register's Office for Davidson County, Tennessee. Pamela Johnson died September 10, 2018. Janet McDonald was appointed Executrix of the Estate of Pamela Joy Johnson (a/k/a Pamela Johnson) pursuant to Will filed on October 15, 2018 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) under Docket No. 18P1695. The Will directs Janet McDonald to sell the property pursuant to power of sale in Article III of said Will.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This is unimproved / improved x property, known as 2928 Wellesley Trace, Unit 11B, Nashville, TN 37215
(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 hand this 28TH day of DECEMBER, 2018

ESTATE OF PAMELA JOHNSON

BY: _____

JANET MCDONALD, EXECUTRIX

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Janet McDonald with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of The Pamela Johnson Estate, and further acknowledged that she is authorized to execute the within instrument as Executrix of said Estate.

Witness my hand and official seal this 28th day of December, 2018.

Commission expires:

_____
Notary Public

KEVIN S. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019