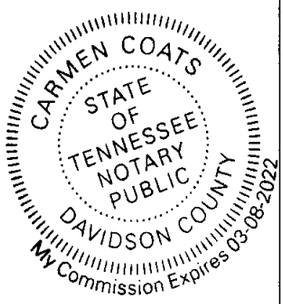
Karen Y Johnson Davidson County
Batch# 181243 DEEDWARR
01/07/2019 02:38:19 PM 2 pgs
Fees: $13.00 Taxes: $629.00
20190107-0001670

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of January, 2019.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James L. Deatrick, Jr. Daryl Spicer	New Owners	
1285 N. Mt. Juliet Road		07508005400
Mt. Juliet, TN 37122		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **LORNE NIGHTINGALE, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES L. DEATRICK, JR. AND DARYL SPICER**, 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. 259 on the Plan of Section Four, Tulip Grove Subdivision of record in Plat Book 4175, Page 12, 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 Joe A. Miller and wife, Sondra L. Miller by Warranty deed from Eugene F. Oyster, Jr. and wife, Mary J. Oyster of record in Book 5310, page 393, Register's Office for Davidson County, Tennessee, dated July 7, 1978 and recorded on July 12, 1978.

Sondra L. Miller died January 20, 2017 having been predeceased by her husband Joe A. Miller. She left heirs Kim M. Parker and Karin M. Thomas and Karin M. Thomas was named Administrator of the Estate in Docket 17P124 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division. Further noted in Quitclaim Deeds of record in Instrument No. 20190107-0001667 and 20190107-0001668.

Being the same property conveyed to Lorne Nightingale, married by Warranty deed from Karin Miller Thomas, as the Administrator of The Estate of Sondra Miller of record in Instrument No. 20190107-0001669, Register's Office for Davidson County, Tennessee, dated January 3, 2019 and recorded on January 7, 2019.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 701 Albany Drive, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of January, 2019.

Lorne Nightingale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lorne Nightingale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of January, 2019.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022