Karen Johnson Davidson County
Batch# 192375 DEEDWARR
02/06/2019 03:08:30 PM 2 pgs
Fees: $13.00 Taxes: $536.50
20190206-0011457

WARRANTY DEED

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE My Commission expires on 02/21/2022 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Layton Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Layton Jones	New Owner	058 11 0 061.00
(NAME) 4312 Enchanted Circle	(NAME)	
(ADDRESS) Nashville TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Bobbie L. Smith, Executrix of the Estate of Mildred E. Storey, deceased,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Layton Jones,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Single

Land in Davidson County, Tennessee, being Lot No. 142 on the plan of Royal Hills Section I, of record in Plan Book 4675, page 73, Register's Office for said County, to which reference is made for a more particular description.

Being the same property conveyed to William M. Storey and wife, Mildred E. Storey by Special Warranty Deed from Administrator of Veterans' Affairs, an Officer of the United States of America dated August 10, 1978 and recorded August 18, 1978, in Book 5326, Page 703, in said Register's Office for Davidson County, Tennessee. The said William M. Storey having died on June 29, 2004 leaving Mildred E. Storey as the surviving tenant by entirety. The said Mildred E. Storey having died testate September 16, 2018, her last Will and Testament being probated in Docket Number 18P1812, Bobbie L. Smith, Executrix has authority to convey the property, pursuant to Order to Sell Real Property, Davidson County Probate Court, Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3836 Lunn Drive, Nashville, TN 37218

File Number: FRN-1900656SSO

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, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 our hands this 1st day of February, 2019.

The Estate of Mildred E. Storey

BY: Bobbie L. Smith, Executrix

Bobbie L. Smith, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Bobbie L. Smith with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged herself to be the Executrix of the Estate of Mildred E. Storey, the within named bargainor, and that she as such Executrix being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of February, 2019.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

File Number: FRN-1900656SSO