Karen Johnson Davidson County
Batch# 194123 DEEDWARR
02/11/2019 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,361.60
20190211-0012772

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH 11th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: OCT 2 0 2020

(AFFIX SEAL)

KRISTEN M. TRAIN Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064 (615)790-1100

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Albert Mayes	New Owner	09601013200
(NAME) 2713 Bluefield Avenue	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I Scott Aiken, Conservator for Etta M. Aiken hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Joseph Albert Mayes and Carlin Spivey Mayes, husband and wife, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in 3rd Civil District of Davidson County, Tennessee, being all of Lot No. 44 on the Plan of Bluefields, Bransford Realty Company's First Subdivision of Sam P. Sweeney's Farm, of record in Plat Book 843, Page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Luther L. Aiken and wife, Etta M. Aiken, by Warranty Deed from Cristine Lamb Todd, a widow, dated June 2, 1965, of record in Book 3897, page 908, Register's Office for Davidson County, Tennessee. Luther L. Aiken a/k/a Luther Lincoln Aiken having since died on or about 7/17/2017, leaving Etta M. Aiken as the sole surviving tenant by the entirety. Etta M. Aiken has since been declared incompetent, and Scott Aiken has been appointed as her conservator with permission to sell and convey subject property. Reference is hereby made to Docket No 18P-1303, 7th Circuit Court for Davidson County, Tennessee (Probate Division).
All matters shown on the plat of record in Plat Book 843, Page 16, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2713 Bluefield Avenue, Nashville, TN 37214
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 8th day of February, 2019.

By: Scott Aiken, Conservator for Etta M. Aiken Date: 2/8/19
Scott Aiken, Conservator for Etta M. Aiken

State of ~~Virginia~~ DC Washington
County of District of Columbia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott Aiken, the Conservator for Etta M. Aiken, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of February, 2019.

Notary Public:
My Commission Expires: 02/14/2023

STEPHEN DANIEL HAYNES NOTARY PUBLIC DISTRICT OF COLUMBIA EXP. 2-14-23

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

201902110012772

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER