Karen Johnson Davidson County
Batch# 194681 DEEDWARR
02/12/2019 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $499.50
20190212-0013259

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Nicolette Cole
Affiant

Subscribed and sworn to before me, this 11th day of February, 2019.

Jennifer Chandler-Cole
Notary Public

My commission expires:

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SL Lampkin IV	S.L. Lampkin IV	**08107011700**
1006 Clay Street	910 Auburn Lane	
Nashville, TN 37208	Brentwood, TN 37027	

FOR AND IN 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 ACKNOWLEDGE, WE,

Wilhelmina Holder Mitchem and Vincent Jiles

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SL Lampkin IV

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:

Land in Davidson County, Tennessee, being the easterly 38 feet of the westerly 88 feet of Lot Nos. 46, 47, and 48 on the plan of Owen's Buena Vista Lots, as of record in Plat book 57, page 26, Register's Office for said County. Said part of Lots Nos. 46, 47, and 48 fronts 38 feet on the northerly side of Clay Street and runs back between parallel lines 154 feet to the southerly line of Lot No. 45.

Being the same property conveyed to Eva D. Jiles and Shekia M. Jiles, unmarried persons as joint tenants with right of survivorship, by Warranty Deed from Donald C. Battle, dated June 4, 1997, of record in Book 10496, page 677, Register's Office for Davidson County, Tennessee. Eva D. Jiles died on or about April 7, 2017, thereby vesting the entire fee interest in subject property in Shekia Jiles. Shekia Jiles died on or about March 18, 2018 leaving her parents, Wilhelmina Holder Mitchem and Vincent Jiles, as her sole heirs at law, as evidence by Affidavits of Heirship of record in Instrument NO. 201902120013257 and Instrument No. 201902120013258, for Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1006 Clay Street, Nashville, TN 37208.

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 in 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.

Wilhelmina Holder Mitchem Date: 2/7/19

Wilhelmina Holder Mitchem

Vincent Jiles Date: 2-7-2019

Vincent Jiles

STATE OF Tenn

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Wilhelmina Holder Mitchem and Vincent Jiles, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of Feb, 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22

WILLIAM STAMPLEY IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Jennifer Chandler- Cole 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 DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J. RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020