Karen Johnson Davidson County
Batch# 196797 DEEDWARR
02/20/2019 10:16:30 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20190220-0015263

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ day of February, 2019.

Notary Public

COMMISSION EXPIRES: 5-6-19

(Affix Seal)

(BLANK FOR REGISTER'S/OFFICE ENDORSEMENT)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 6, 2019

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan West Lee & Miriam Schine Lee	NEW OWNER	156 02 0 009.00
(NAME)	(NAME)	
700 Harpeth Knoll Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **James F. Walsh III, Executor of the Estate of James F. Walsh, Jr., deceased,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan West Lee and Miriam Schine Lee, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 238 on the Plan of Harpeth Valley Park, Section II, as of record in Book 3700, page 129, Register's Office for Davidson County, Tennessee.

Said Lot fronts 40.6 feet on the northerly side of Harpeth Knoll Court, as measured around a curve radius of 50 feet, and runs back 147.7 feet on the westerly line and 202.9 feet on the southerly line, to a dead line and measures 185 feet.

Being the same property conveyed to James F. Walsh, Jr., and wife, Susan J. Walsh by Deed dated January 27, 1970 from Rodney M. Phillips and wife, Ruth S. Phillips, recorded January 28, 1970, in Book 4394, Page 85, in the Register's Office for Davidson County, Tennessee. The said Susan J. Walsh died on June 21, 2014 and the said James F. Walsh, Jr. died testate on August 26, 2018. His Last Will and Testament and a Codicil thereto were admitted to Probate in the Probate Court for Davidson County, Tennessee in Docket 18P1600 . Pursuant to the terms of the aforesaid Will and Codicil, decedent's real estate was made a part of his probate estate with power of sale vested in the Executor and the said James F. Walsh, III was appointed Executor of his Estate.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 700 Harpeth Knoll Court (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37221 (Postal Zip)

File No.: 806-19
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 19 day of February, 2019.

Estate of James F. Walsh, Jr.

By: James F. Walsh III, Executor

James F. Walsh III, Executor

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James F. Walsh, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who in my presence affixed his signature to the within instrument, and stated upon oath that he did so for and on behalf of the Estate of James F. Walsh, Jr, the within named bargainor, being fully authorized so to do, freely and voluntarily and for the purposes therein contained.

Witness my hand and official seal on this 19 day of February, 2019.

Notary Public

My Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 6, 2019

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

Notary Signature

My Commission Expires: September 7, 2020

File No.: 806-19
Warranty Deed Individual eRec LES rev. 09-2018