Karen Johnson Davidson County
Batch# 198914 DEEDWARR
02/25/2019 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $207.20
20190225-0017096

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0133

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of February, 2019

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Josh Terry, Trustee of The 1301 Neelys Bend Rd Trust P.O. Box 160071 Nashville, TN 37216	New Owner	052-16-0-A-015.00CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Deborah Stinson and Thomas Jeff Litton

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Josh Terry, Trustee of The 1301 Neelys Bend Rd Trust

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 Apartment Unit No. B-15 of Neely's Bend Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Neely's Bend Condominium of record in Plat Book 5200, Page 200, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Paul C. Litton and wife, Virgie Litton by Quitclaim Deed from Tamara A. Litton, marital interest as wife of Thomas J. Litton, of record in Instrument No. 20071109-0132384, Register's Office for Davidson County, Tennessee, dated November 06, 2007 and recorded on November 09, 2007. The said Virgie Litton having since died on September 22, 2014, leaving her husband, Paul C. Litton as the surviving tenant by the entirety. The said Paul C. Litton having since died on December 21, 2018 leaving his daughter, Deborah Stinson and son, Thomas Jeff Litton, as sole heirs as shown in his Last Will and Testament and by Affidavits of Heirship recorded in Instrument Numbers 201902250017092 201902250017093 201902250017094 2019, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **1301 Neelys Bend Road #15, Madison, TN 37115.**

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 so 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 and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of February, 2019.

Deborah Stinson

By: Deborah Stinson
Deborah Stinson

Thomas Jeff Litton
By: Thomas Jeff Litton By Deborah Lynn Stinson attorney in fact
Deborah Lynn Stinson, his attorney in fact

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Deborah Stinson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 21st day of February, 2019.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie
Notary Public
My Commission Expires: 9.22.20

(Notary Seal)

STATE OF TENNESSEE COUNTY OF Sumner

Personally appeared before me, the undersigned notary public, Deborah Stinson, to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf Thomas Jeff Litton acknowledged that she executed the same as the free act and deed of the said Thomas Jeff Litton, pursuant to the Limited Power of Attorney recorded in Book 201902250017095 in the Register's Office for _____ County, Tennessee.

Witness my hand and official seal this 21st day of February, 2019.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie
Notary

My Commission Expires: 9.22.20

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY