Karen Johnson Davidson County
Batch# 201404 DEEDWARR
03/04/2019 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20190304-0019424

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 day of March, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/7/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jesse Deason and Hazel Deason	Jesse Deason and Hazel Deason	131 06 0C 059.00 CO
(NAME) 79 Ravenwood Hills Cir.	(NAME) 79 Ravenwood Hills Cir	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Melody Dwyer, as Trustee of the Dorothy Shepherd Living Trust Dated January 26, 2016**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jesse Deason and Hazel Deason, husband and wife**, 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:

The real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 98 on the plan of Revised Plat of Burton Hills Village of Ravenwood Tract 20, as of record in Plat Book 6900, Page 363, amended in Book 7436, Page 795, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Dorothy Shepherd by Quit Claim Deed from Georgette P. Mosbacher, unmarried dated December 04, 2012 and recorded December 06, 2012 as Instrument No. 20121206-0112421, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Dorothy Shepherd and Melody Dwyer, as Trustees of the Dorothy Shepherd Living Trust, Dated 1-26-16 by Quit Claim Deed from Dorothy Shepherd, a widowed woman dated January 26, 2016 and recorded February 22, 2016 as Instrument No. 20160222-0016586, in said Register's Office for 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.

File Number: FND-1900880SSO

unimproved ☐
This is improved ☒ property, known as 79 Ravenwood Hills Cir., Nashville, TN 37215

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 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 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 1 day of March, 2019.

BY: Melody Dwyer - Trustee
Melody Dwyer,
as Trustee of the Dorothy Shepherd Living Trust Dated January 26, 2016

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Melody Dwyer, as Trustee of the Dorothy Shepherd Living Trust Dated January 26, 2016, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

File Number: FND-1900880SSO

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.

Penny Y. Ray
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
My Commission Expires 05-06-2019