NEW OWNER:
JASPER C. HOWARD, JR.
2509 JORDAN RIDGE DRIVE
NASHVILLE, TN 37218

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-0191

Map & Parcel
058090A178.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 209838 **DEEDWARR**
03/26/2019 08:36:08 AM 3 pgs
Fees: $18.00 Taxes: $787.36

20190326-0027011

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twelve Thousand Eight Hundred and 00/100 Dollars ($212,800.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JASPER C. HOWARD, JR., ADMINISTRATOR OF THE ESTATE OF LETITIA M. LANE** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JASPER C. HOWARD, JR.**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 170, on the Plan of Jordan Ridge at Eaton's Creek, Phase 6, as shown on the plat of the same of record in Instrument No. 20061121-0144757, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Letitia M. Lane, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated August 24, 2007, and of record in Instrument No. 20070828-0102997, in the Register's Office for Davidson County, Tennessee. Letitia M. Lane is now deceased, having died unmarried and intestate in Davidson County, Tennessee. For further reference to title, see the Probate of the Estate of Letitia M. Lane, Docket No. 18P862 in Probate Court Clerk's Office for Davidson County, Tennessee and furthermore the Order to Sell Real Property pertaining thereto, which brings the real estate into the Probate Estate and allows the Administrator of the Estate to sell the real property as a part of the administration thereof.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **2509 JORDAN RIDGE DRIVE, NASHVILLE, TN 37218**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20061121-0144757, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 21st day of March, 2019.

THE ESTATE OF LETITIA M. LANE

J C H Jr., Administrator

BY: JASPER C. HOWARD, JR., ADMINISTRATOR

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JASPER C. HOWARD, JR., ADMINISTRATOR OF THE ESTATE OF LETITIA M. LANE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of March, 2019.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

****

The actual consideration or value, whichever is greater, for this transfer is **$212,800.00**.

AFFIANT

Sworn to and subscribed to before me this 21st day of March, 2019.

NOTARY PUBLIC

My commission expires: 