WARRANTY DEED

Karen Johnson Davidson County
Batch# 217152 DEEDWARR
04/12/2019 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $277.50
20190412-0033752

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$75,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 10th day of April, 2019.

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Excel Builders of Tennessee	New Owner	080-03-0-047.00
2107 Buena Vista Pike		
Nashville, TN 37218-2801	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Estate of Earl E. Warren, Veronica Warren, Derrick Warren and Devan Warren**, hereinafter called the GRANTOR(S), does hereby bargain, sell, convey and confirm unto **Excel Builders of Tennessee**, it's successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 506, Section Eight, Bordeaux Hills, of record in Plat Book 4175, Page 113, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Earl E. Warren, Married from Alberta E. Woodyard-Wilkes by Warranty Deed on September 30, 1998, of record in Book 11144, Page 852, Register's Office for Davidson County, Tennessee. Said Earl Esper Warren having since died intestate on December 14, 2018 leaving his heirs at law Veronica Warren, Derrick Warren and Devan Warren as described in a Petition for Probate found in Case No. 19P468, Chancery Court for Davidson County, Tennessee Probate Division.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 4175, Page 113, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4397, Page 742, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3411 Cocoa Drive, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 10, 2019.

The Estate of Earl E. Warren

Veronica Warren, Administrator
Veronica Warren, Administrator

Veronica Warren, ~~Heir~~ Heir
Veronica Warren, Heir

Derrick Warren, Heir, by Veronica Warren as Attorney in Fact
Derrick Warren, Heir, by Veronica Warren as Attorney in Fact

Devan Warren, Heir, by Veronica Warren as Attorney in Fact
Devan Warren, Heir, by Veronica Warren as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Veronica Warren as Administrator for The Estate of Earl Esper Warren** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 10, 2019

CDZ
Notary Public

CARL E DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission 9/20/2022

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Veronica Warren** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 10, 2019

CDZ
Notary Public

CARL E DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires 9/20/2022

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Veronica Warren**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Derrick Warren, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Derrick Warren, the bargainor(s), by the said Veronica Warren, as Attorney-in-Fact.

WITNESS my hand and seal, this 10th day of April, 2019.

_____ My Commission Expires: 9/20/2022
NOTARY PUBLIC

CARL E DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public, within and for the State of Tennessee, appeared **Veronica Warren**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Devan Warren, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Devan Warren, the bargainor(s), by the said Veronica Warren, as Attorney-in-Fact.

WITNESS my hand and seal, this 10th day of April, 2019.

_____ My Commission Expires: 9/20/2022
NOTARY PUBLIC

CARL E DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY