WARRANTY DEED

Karen Johnson Davidson County
Batch# 222793 DEEDWARR
04/26/2019 12:54:30 PM 4 pgs
Fees: $23.00 Taxes: $510.60
20190426-0038689

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: May 22 2019
(AFFIX SEAL)

MICHELLE LEE REPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 38678

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, Ste. 400, Franklin, TN 37067

File No.: 19-CD-138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO. (S)
Shanay Lajuon Darling, a single woman	Shanay Lajuon Darling, a single woman	033 04 0 A 004.00 CO
(NAME) 4 Rolling Meadows Drive	(NAME) 4 Rolling Meadows Drive	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Thirty-Eight Thousand And No/100 Dollars ($138,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SUSAN BRATTON MANSFIELD, TRUSTEE OF STEPHEN R. BRATTON TRUST AND SUSAN BRATTON MANSFIELD, EXECUTRIX OF ESTATE OF LINNA A. BRATTON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHANAY LAJUON DARLING, A SINGLE WOMAN, 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:

Being Unit No. 4, on the plan of Rolling Meadows, Phase I, Section One A, of record in Plat Book 6250, page 975, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Linna A. Bratton, unmarried, by Deed, from Paula L. Shannon, unmarried, dated March 2, 1995, recorded March 9, 1995, of record in Book 9614, page 644, Register's Office for Davidson County, Tennessee. Linna A. Bratton having since died on January 8, 2016 and the Last Will and Testament of Linna Adams Bratton is of record in Instrument No. 20181213-0121427, Register's Office for Davidson County, Tennessee. (The Estate of Linna A. Bratton was probated in the

State of Utah where Mrs. Bratton has lived since 2009.) Per the Last Will and Testament of Linna Adams Bratton, property vested in Susan Bratton Mansfield, Trustee of Stephen R. Bratton Trust. The Trust was created as part of the last will and testament.

~~unimproved~~ ☐
This is improved ☒ property, known as 4 Rolling Meadows Drive, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 23 day of April, 2019.

Susan Bratton Mansfield, Trustee of Stephen R. Bratton Trust

BY: Susan Bratton Mansfield
Susan Bratton Mansfield
Trustee

Susan Bratton Mansfield, Executrix of Estate of Linna A. Bratton

BY: Susan Bratton Mansfield
Susan Bratton Mansfield
Executrix

TRUST:

STATE OF UTAH

COUNTY OF Uintah

Before me, Mickie L. Allred, a Notary Public of said State and County aforesaid, personally appeared Susan Bratton Mansfield, Trustee of Stephen R. Bratton Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Trustee of Stephen R. Bratton Trust, the within named bargainor, a Trust and that he/she as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself/herself as Trustee.

Witness my hand, at office, this 22 day of April, 2019

Mickie L. Allred

Notary Public

My Commission Expires: May 10, 2020

Notary Public
MICKIE L. ALLRED
Commission #688949
My Commission Expires
May 10, 2020
State of Utah

ESTATE:

STATE OF UTAH

COUNTY OF Uintah

Before me, Mickie L. Allred, a Notary Public of said State and County aforesaid, personally appeared Susan Bratton Mansfield, Executrix of Estate of Linna A. Bratton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Executrix of Estate of Linna A. Bratton, the within named bargainor, an Estate and that he/she as such Executrix, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by himself/herself as Executrix.

Witness my hand, at office, this 22 day of April, 2019

Mickie L. Allred

Notary Public

My Commission Expires: May 10, 2020

Notary Public
MICKIE L. ALLRED
Commission #688949
My Commission Expires
May 10, 2020
State of Utah

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

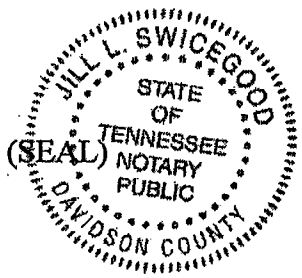
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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