(2)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 223329 **DEEDWARR**
04/29/2019 11:29:40 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20190429-0039153

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of APRIL 2019

Notary Public

MY COMMISSION EXPIRES: 4/2/2023
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Patrick Thomas Pickney	Broker Solutions,Inc.dba	116 08 0 121.00
(NAME)	(NAME) New American Funding	
3604 Woodmont Ln	P O Box 650076	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Dallas, TX 752650076	
(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, **Robert W. Stokes, Substitute Trustee of the Mary Lucretia Edwards Stokes Testamentary Family Trust**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Patrick Thomas Pickney**, A single man 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 Lot No. 14 of Block C, on the Map of Woodmont Lane Homesites, as of record in Book 1130, page 13, Register's Office for said County.

Said Lot No. 14 fronts 85 feet on the northeasterly side of Woodmont Land and runs back 251 feet on the easterly line and 225.7 feet on the westerly line to a dead line, measuring 75.6 feet thereon.

Being the same property conveyed to Carl K. Klaus by Warranty Deed from Catherine G. Preston, a widow dated April 19, 1965 and recorded April 20, 1965 in Book 3881, Page 802, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bart W. Stokes and wife, Mary L. Stokes, Joint Tenants with Right of Survivorship by Quitclaim Deed from Bart White Stokes dated August 11, 2000 and recorded September 27, 2000 as Instrument No . 20000927-0095722, in said Register's Office for Davidson County, Tennessee. The said Bart W. Stokes, having died on July 21, 2002 leaving Mary L Stokes as the surviving tenant by entirety,. The said Mary L. Stokes, having died testate on July 3, 2017, naming Robert W. Stokes, executor of the her estate, her last will and testament being probated in , Probate Case No. 18P1895, Davidson County, Tennessee.

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Furthermore, being the same property conveyed to Robert Stokes, Substitute Trustee of the Mary Lucretia Edwards Stokes Testamentary Family Trust from Robert W. Stokes, Executor of the Estate of Mary Lucretia Edwards Stokes, Docket 18P-19895, in the Probate Court for Davidson County, Tennessee and Sara A. Stokes being recorded simultaneously herewith. * 20190429. 0039152

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.

unimproved ☐

This is improved ☒ property, known as 3604 Woodmont Ln, 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 26 day of April, 2019

Robert W. Stokes, Substitute Trustee of trustee mary Lucretia Edwards Stokes Testamentary Family Trust

Robert W. Stokes, Substitute Trustee of the Mary Lucretia Edwards Stokes Testamentary Family Trust

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Robert W. Stokes, 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 26th of April, 2019.

Notary Public

My Commission Expires: 10-26-19

(SEAL)

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File Number: MTJ-1903244SSO