Karen Johnson Davidson County
Batch# 224226 DEEDWARR
04/30/2019 04:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,060.05
20190430-0040075

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P19-9848-BW

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 286,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES: OCT 2 0 2020

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Henton	Quicken Home Loans	
1216 Lischey Avenue	1050 Woodward Ave	071-15-0-467.00
Nashville, TN 37207	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **David M. Amonette and Gail A. Sullivan and Jerry Stephen Amonette**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Henton, 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:

BEING the northerly 26 and 5/8 feet of Lot No. 34 and the southerly 17 and 3/8 feet of Lot No. 35 on the plan of Sharpe and Horn's First Addition to Northeast Nashville, as of record in Book 57, Page 152, Register's Office for said County, Said parts of Lots Nos. 34 and 35 front together 44 feet on the westerly side of North Fourth Street, or Lischey Avenue and runs back between parallel lines 160 feet more or less to an alley.

Being the same property conveyed to Pauline W. Amonette in Deed Book 2856, Page 233, Register's Office for Davidson County, Tennessee. Said property was conveyed subject to a life estate by J.M. Womack who died on July 1972. The said Pauline W. Amonette died on August 22, 1996 thereby vesting said property in the undersigned, David M. Amonette, Gail A. Sullivan and Jerry Stephen Amonette, being the only children of the deceased. Reference is made to Affidavit of Heirship filed in Instrument No. 20050603-0063121, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David M. Amonette, Gail A. Sullivan and Jerry Stephen Amonette by David M. Amonette, Gail A. Sullivan and Jerry Stephen Amonette by Quitclaim Deed, of record in Instrument Number 20050603-0063122, recorded on June 3, 2005, Register's Office for Davidson County, Tennessee. Further, making a reconveyance to create fee simple title to David M. Amonette, Gail A. Sullivan and Jerry Stephen Amonette by Quitclaim Deed from Denise A. Amonette of record in Instrument Number 20180824-0084169, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1216 Lischey Avenue, Nashville, TN 37207.**

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 the 26th day of April, 2019.

David M. Amonette

Gail A. Sullivan

Jerry Stephen Amonette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David M. Amonette** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of April, 2019.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gail A. Sullivan** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of April, 2019.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jerry Stephen Amonette** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of April, 2019.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER