Karen Johnson Davidson County
Batch# 228693 DEEDWARR
05/10/2019 02:36:50 PM 2 pgs
Fees: $13.00 Taxes: $947.20
20190510-0044245

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

HENRY MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $256,000.00.

Emily M. Owings
Affiant

Subscribed and sworn to before me, this 7th **day of May, 2019.**

Notary Public
My commission expires:

06-1904-77172

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Emily M. Owings 2912 Windemere Circle Nashville TN 37214	NEW OWNER	084-08-0-013.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marguerite H. Weatherford**, **now known as**, **Marguerite Weatherford Kirkpatrick,**. **unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Emily M. Owings, an unmarried woman and Linda F. Owings, a married woman, as tenants in common with right of survivorship,** hereinafter called the Grantees, their successors 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. 237, on the Plan of Lincoya Hills, Section Seven, of record in Book 2331, Page 119, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Marguerite H. Weatherford by deed from Fred O. Williams and wife, Jean A. Williams, dated September 16, 1974, recorded September 18, 1974, of record in Book 4852, Page 958, Register's Office for Davidson County, Tennessee. Marguerite H. Weatherford, now known as, Marguerite Weatherford Kirkpatrick.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2912 Windemere Circle, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-VRES19-2912

WITNESS my hand this 8 day of May, 2019.

Marguerite Weatherford Kirkpatrick

Marguerite Weatherford Kirkpatrick

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Marguerite Weatherford Kirkpatrick**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 8th day of May, 2019.

Notary Public
State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY