Name and Address of New Owner:
Mary Jane Dewey
6450 Old Hickory Boulevard
Nashville, TN 37189

Send Tax Bills To:
Mary Jane Dewey
6450 Old Hickory Boulevard
Nashville, TN 37189

This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 229257 DEEDWARR
05/13/2019 02:34:30 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20190513-0044826

Map & Parcel No: 051-07-0-00400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert N. Latham, unmarried,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mary Jane Dewey,** * ~~husband~~, "the Grantee," the following described real estate in Davidson County, Tennessee: * a married woman as her sole and seperate property

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 18 on the Plan of Pleasant Acres, Section Five, as shown by plat of record in Book 2331, Page 56, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert N. Latham, unmarried by Warranty Deed from Ben S. Peden, unmarried, recorded on January 03, 2005, of record in Instrument No. 20050103-0000452, Register's Office for Davidson County, Tennessee.

This is improved property known as 806 Fairoaks Drive, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of May, 2019.

Robert N. Latham (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of May, 2019, before me personally appeared Robert N. Latham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 10th day of May, 2019.

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $305,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Affiant)

Sworn to and subscribed before me this
10th day of May, 2019.

Notary Public
My commission expires: 12/3/2021
File No. 2019-232

True Copy Certification

I, Dellana Lowhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered 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, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19