WARRANTY DEED

Karen Johnson Davidson County
Batch# 230724 DEEDWARR
05/16/2019 10:12:55 AM 2 pgs
Fees: $13.00 Taxes: $802.90

20190516-0046224

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

File No. TE0004912

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-2-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chase M. Overbey, Philip Leonard	Bank of Egland	062-09-0-044.00
(NAME)	(NAME)	
2333 Pennington Bend Rd.	5 Statehouse Plaza # 500	062-09-0-043.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37214	Little Rock, AR 72201	
(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, I, **Pamela A. Isham, Administrator of The Estate of Sandra Cox, joined by Pamela A Isham, Connie E. Semeniuk, Christopher A. Isham, and Nicole E. Isham, heirs at law of Sandra Cox,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chase M. Overbey, an unmarried man** and **Philip Leonard, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:

Being Lot No. 51 on the Map of River View Subdivision as of record in Book 547, Pages 93, 94, and 95, Register's Office for Davidson County, Tennessee.

SAID Lot No. 51 fronts 50 feet on the westerly side of River View Avenue, as widened, and runs back 185 feet, more or less, on the southerly line and 190 feet, more or less, on the northerly line to low water mark of Cumberland River, measuring 49.8 feet thereon.

Tract II:

Being Lot No. 52 on the Map of River View Subdivision, as of record in Book 547, Pages 93, 94, and 95, Register's Office for Davidson County, Tennessee.

SAID Lot No. 52 fronts 50 feet, more or less, on the westerly side of River View Avenue, as widened, and runs back between lines to the low water mark of Cumberland River, measuring 49.8 feet, more or less.

Being the same property conveyed to Eugene Cox and wife, Sandra Cox, by Installment Deed from Mable Jordan Shackleford, a widow, of record in Book 5988, Page 969, in the Register's Office of Davidson County, Tennessee, dated January 5, 1983 and recorded on January 6, 1983. Eugene Cox died on _____, thereby vesting title to Sandra Cox a/k/a Sandra Alyce Cox as surviving tenant by the entirety. Sandra Cox a/k/a Sandra Alyce Cox died intestate on November 17, 2017, and by court order filed May 10, 2018 in Case No. 17P-2179 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, the real property at issue here was brought into her estate due to insolvency and for purposes of paying the debts of the estate. Pamela A. Isham, through said court order, has been given full power and authority to sell and convey the subject property herein.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2333 Pennington Bend Rd., Nashville, TN 37214

(House Number) (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.

Witness my hand this 13th day of May, 2019.

The Estate of Sandra Alyce Cox

Pamela A Isham

By: Pamela A. Isham, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Pamela A. Isham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Administrator of The Estate of Sandra Alyce Cox, the within named bargainor, and that she as such Administrator, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by herself as Administrator.

Witness my hand this 13th day of May, 2019.

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Tabatha Edwards
Notary Public

My commission expires: 11-5-19