31895-8

Box 14

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$410,000.00**.

Affiant

Subscribed and sworn to before me, this the 16th day of May,

Notary Public

My commission expires:_____

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 231143 DEEDWARR
05/17/2019 08:28:54 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20190517-0046463

SHERRI D. HOLLIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires Sept. 22, 2019

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jonathan Smith	**Jonathan Smith**	**Map 147-10-0 Parcel 013.00**
5044 Briarwood Drive	**1616 Otter Creek Rd**	
Nashville, TN 37211	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Adrienne Alisa Boone and Allison Anita Boone, Co-Personal Representatives of the Estate of William A. Boone, Jr., deceased

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

Jonathan Smith

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. 214 on the Plan of Caldwell Country Estates, Section Three, of record in Plat Book 2663, Page 150, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to William A. Boone, Jr. and wife, Alvis N. Boone, by Deed dated September 17, 1962 from Collis W. Smith and wife, Nancy F. Smith, of record in Book 3434, Page 415, Register's Office for Davidson County, Tennessee. The said Alvis N. Boone died October 16, 1982 leaving William A. Boone, Jr., as the surviving tenant by the entirety. The said William A. Boone, Jr., died May 13, 2015 leaving a Last Will and Testament dated June 7, 1994, First Codicil to the Last Will and Testament dated August 21, 2013, and Second Codicil dated November 14, 2013, which were admitted to probate on May 15, 2019 under Docket #19P850 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). Pursuant to the provisions of said Will, Adrienne Alisa Boone and Allison Anita Boone were appointed Co-Personal Representatives of the decedent's Estate, having full authority to convey said property without the joinder of any beneficiary.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 2663, Page 150 and amended in Book 3434 Page 427, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **5044 Briarwood Drive, Nashville, TN 37211**

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 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/our hand(s) this **16th** day of **May, 2019.**

Adrienne Alisa Boone, Co-Personal Representative

Adrienne Alisa Boone, Co-Personal Representative of the Estate of William Boone, Jr.

Allison Anita Boone, co-personal representative

Allison Anita Boone, Co-Personal Representative of the Estate of William Boone, Jr.

STATE OF ALABAMA)
COUNTY OF Jefferson **)**

Personally appeared before me, a Notary Public of said County and State, **Adrienne Alisa Boone, Co-Personal Representative of the Estate of William A. Boone, Jr.,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Birmingham, Alabama, this ~~16th~~ 15th day of **May, 2019.**

Marcia Ellington

Notary Public

My Commission Expires: 11/15/2022

MARCIA ELLINGTON
NOTARY PUBLIC
STATE OF ALABAMA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Allison Anita Boone, Co-Personal Representative of the Estate of William A. Boone, Jr.,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **May, 2019.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY