1140-19

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Starlene Ewing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of May, 2019.

Notary Public

COMMISSION EXPIRES: SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 236091 DEEDWARR
05/29/2019 03:52:30 PM 2 pgs
Fees: $13.00 Taxes: $259.00
20190529-0050880

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chester Ewing Starlene Ewing	NEW OWNER	059-13-0-059
(NAME) 2004 Salem Manor Drive	(NAME)	
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(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, **Monica T. Thompson, Conservator for Oddie Bryant Jones,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chester Ewing and Starlene Ewing, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 89 on the Plan of Treppard Heights, Section I, as of record in Book 2663, pages 64 and 65, Register's Office for said County.

Said lots fronts 100 feet on the westerly side of Tucker Road and extends back 365 feet on the south side and 347.2 feet on the north side, to a rear line and measures 10.6 feet thereon.

Being the same property conveyed to James W. Jones and wife, Oddie Jones by Deed dated January 23, 1969 from Edward C. Kephart, Jr. and wife, Carolyn Kephart, recorded January 29, 1969, in Book 4305, Page 482, in the Official Records of Davidson County, Tennessee. The said James W. Jones a/k/a James W. Jones, Sr. having since died on October 8, 1971 leaving his wife, Oddie Bryant Jones as the surviving tenant by the entirety.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3929 Tucker Road (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37218 (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, successors 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, successors 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 28 day of May, 2019.

Oddie Bryant Jones By [signature] Conservator

Oddie Bryant Jones
By: Monica T. Thompson, Conservator

State of Tennessee

County of WILSON

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Monica T. Thompson, Conservator for Oddie Bryant Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument in her capacity as Conservator and for the purposes therein contained.

WITNESS my hand and seal this 28th day of May, 2019.

[signature]

Commission Expires: 02/10/2021

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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]
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES

[signature]
Notary Signature

My Commission Expires: September 7, 2020

201905290050880