Karen Johnson Davidson County
Batch# 248001 DEEDWARR
06/25/2019 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $473.60
20190625-0061303

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0466

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of June, 2019

Notary Public

Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12-15-2021
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Josh Terry, Trustee of The 216 Farris Ave Trust PO Box 160071 Nashville, TN 37216	NEW OWNER	043-15-0-072.00

WARRANTY DEED

FOR AND IN 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/WE,

Gloria J. Amos, widow

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Josh Terry, Trustee of The 216 Farris Ave Trust

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 situated in Davidson County, Tennessee, and being more particularly described as follows:

Being Lots No. 32 and 33 of Block A of Rock Hill Subdivision, according to a survey made by Ewell Anderson, Surveyor, in August 1945, and more particularly described as follows:

Beginning on the Westerly margin of Farris Avenue, 886.14 feet South of the Southerly margin of Old Hickory Boulevard, at the common corner of Lots Nos. 33 and 34; thence with the line between said two lots Westwardly 200 feet; thence Southwardly 100 feet to the common corner of Lots 31 and 32; thence with the line between said two lots Eastwardly 200 feet to the Westerly margin of Farris Avenue; thence with the Westerly margin of said Avenue, Northwardly 100 feet to the point of beginning.

Being the same property conveyed to Duard Amos, as to a life estate and Thomas L. Amos by Deed of Gift from Duard Amos and Helen H. Amos, husband and wife of record in Instrument No. 200708160097764 Register's Office for Davidson County, Tennessee, dated 11/16/2006 and recorded on 08/16/2007.

The said Duard Amos having since died on April 23, 2017, relinquishing his life estate. Helen H. Amos died on October 15, 2018. Thomas L. Amos having died, intestate in Davidson County, Tennessee on March 20, 2017. At the time of his death, he had no children born to or adopteed by him. At the time of his death, he was married to Gloria Jean Amos, his only living heir, as evidenced by Affidavit of Heirship recorded simultaneous herewith on _____, 2019 in Instrument Number _201906250061302_, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 216 Farris Avenue, Madison, TN 37115

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of June, 2019.

Gloria J. Amos

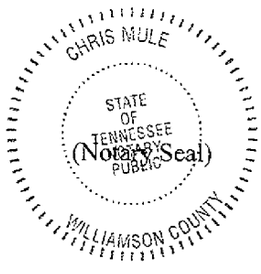
Gloria J. Amos

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gloria J. Amos** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of June, 2019.

Notary Public
My Commission Expires: 4-3-20



(Notary Seal)

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/19/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY