WARRANTY DEED

Karen Johnson Davidson County
Batch# 260973 DEEDWARR
07/23/2019 11:49:51 AM 2 pgs
Fees: $13.00 Taxes: $1,276.87

20190723-0072218

G-VRES-19-7168

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21 (AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rebecca B. Igleheart	NEW OWNER	
(NAME)	(NAME)	**141-12-0B-106.00-CO**
7168 Bay Cove Trl.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANICE NOLEN NAVARRO AND GWENDLYN NOLEN DAY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REBECCA B. IGLEHEART, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 84 on the Plan of Phase 5, Southampton of record in Plat Book 6900, Page 217, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John C. Nolen and wife, June T. Nolen by Warranty deed from Joseph L. Lackey, Jr., Trustee with full power to sell or transfer of record in Book 7197, page 935, Register's Office for Davidson County, Tennessee, dated December 30, 1986 and recorded on April 09, 1987 and Deed of Correction Recorded on April 17, 1987 and Recorded in Book 7207, Page 443. John C. Nolen having since died on August 5, 2016 leaving June T. Nolen as the surviving tenant by the entirety. June T. Nolen having since died on June 21, 2019 and bequeathed said property to Janice Nolen Navarro and Gwendlyn Nolen Day by Last Will and Testament filed in Docket No. 19P1187, Circuit Court of Davidson County, Tennessee, Probate Division.

Gwendlyn Nolen Day as Personal Representative for the Estate of June T. Nolen joins in the execution of the Warranty Deed to convey any and all interest that the Estate may have to said property.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 217, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5971, Page 839 and Book 6120, Page 450, as amended in Book 6231, Page 63, and supplemented and made applicable to Phase 5 in Book 7140, Page 345, Register's Office for Davidson County, Tennessee.
- Charter of Southampton Homeowner's Association, Inc. of record in Book 6323, Page 132, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Southampton Homeowner's Association, Inc. of record in Book 6355, Page 517, in the Register's Office for Davidson County, Tennessee.
- Grant of Subdivision Sign Easement of record in Book 10504, Page 462, in the Register's Office for Davidson County, Tennessee.
- Access to a mineral well as reserved in the deed of record in Book 4703, Page 242, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7168 Bay Cove Trl., Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 18th DAY OF JULY, 2019.

Janice Nolen Navarro by Gwendlyn Nolen Day, Attorney in Fact
Janice Nolen Navarro
by Gwendlyn Nolen Day, Attorney in Fact

Gwendlyn Nolen Day
Gwendlyn Nolen Day

Estate of June T. Nolen

By: Gwendlyn Nolen Day
Gwendlyn Nolen Day
Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gwendlyn Nolen Day, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JANICE NOLEN NAVARRO, and who acknowledged he/she/they executed the same as the free act and deed of the said GWENDLYN NOLEN DAY.

Witness my hand and official seal, this the 18th of July, 2019.

Mary Frances Rudy
Notary Public
My Commission Expires: 1-3-22
(SEAL)

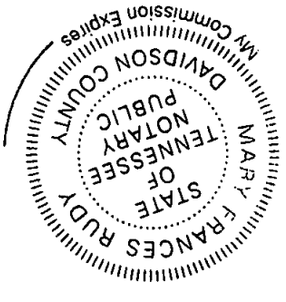


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GWENDLYN NOLEN DAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of July, 2019.

Mary Frances Rudy
Notary Public
My Commission Expires: 1-3-22
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gwendlyn Nolan Day PERSONAL REPRESENTATIVE OF THE ESTATE OF JUNE T NOLEN, ~~Executor of the Gwendlyn Nolen Day~~, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 18th day of July, 2019.

Mary Frances Rudy
Notary Public

My Commission Expires: 1-3-22



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212