WARRANTY DEED

Karen Johnson Davidson County
Batch# 262461 DEEDWARR
07/26/2019 09:08:39 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20190726-0073570

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of July, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 2, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Josephine Davenport Barringer	SAME	117 09 0C 056.00
(NAME)	(NAME)	
105 Burlington Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jane Howland and Anita Smith, as equal tenants in common**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Josephine Davenport Barringer, an unmarried woman**, 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. 56 on the Plan of Burlington, a Planned Unit Development, as of record in Book 5200, Page 403 through 406, and as amended in Book 6150, Page 774, 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 the same property conveyed to Sara Jayne Williams, unmarried by Warranty Deed from Vance Boyd, an unmarried man dated June 29, 2005 and recorded July 01, 2005 as Instrument No. 20050701-0076317, in said Register's Office for Davidson County, Tennessee. Sara Jayne Williams died on February 14, 2019. The probate of the estate of Sara Jayne Williams may be found at Docket No. 19P-248, Seventh Circuit Court, Probate Division, for Davidson County, Tennessee.

Further, being the same property conveyed to Jane Howland and Anita Smith, as equal tenants in common, with each grantee owning an undivided one-half (50%) interest by Executor's Quit Claim Deed from Jeffrey Mobley, Executor of the Estate of Sara Jayne Williams, deceased dated March 26, 2019 and recorded March 26, 2019 as Instrument No. 20190326-0027309, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1905874SSO

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

unimproved ☐

This is improved ☒ property, known as 105 Burlington Ct., Nashville, TN 37215

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 our hands this 25th day of July, 2019.

Jane Howland, by Anita Smith as attorney in fact

Anita Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Anita Smith, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of July, 2019

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
July 6, 2020

File Number: GRN-1905874SSO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Anita Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Jane Howland, as Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Jane Howland for the purposes therein contained.

Witness my hand and official seal, this the 25th of July, 2019.

Notary Public

My Commission Expires:

(SEAL)



File Number: GRN-1905874SSO