Karen Johnson Davidson County
Batch# 264168 DEEDWARR
07/30/2019 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20190730-0074994

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P19-10084-BW

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF July, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Franklin Petr	J & M BANK	
1119 Richmond Drive	10 CADILLAC DR, STE 100	06108000100
Nashville, TN 37216	BRENTWOOD, TN 37027	
(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, WE, **Deborah Ann Wrenn Whitlock, Executrix of the estate of Jean Bates Wrenn**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Franklin Petr and Jennifer C. Petr, husband and wife**

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. 10 on the Plan of Section One King's Subdivision of record in Plat Book 1130, Page 94, 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 Earl J. Wrenn and wife, Emma Murphree Wrenn by Warranty deed from Frank O. Austin and wife, Lorraine E. Austin of record in Book 1815, page 275, Register's Office for Davidson County, Tennessee, dated April 22, 1950 and recorded on April 22, 1950.

Earl J. Wrenn having since died leaving wife Emma Murphree Wrenn.

Being the same property conveyed to H. L. Buchanan and further conveyed to Earl J. Wrenn Jr. and Jean Bates Wrenn subject to a life estate reserved by Emma Murphree Wrenn by Quitclaim deed from Emma Murphree Wrenn of record in Book 4887, page 852, Register's Office for Davidson County, Tennessee, dated February 5, 1975 and recorded on February 7, 1975.

Jean Bates Wrenn died August 21, 2016 having been predeceased by Earl J. Wrenn Jr and Emma Murphree Wrenn. According to her will probated at Docket No. 17P287 in the Probate Court for Davidson County, Tennessee at Nashville, she left the property to her two children, Deborah Ann Wrenn Whitlock and Robert Earl Wrenn.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1119 Richmond Drive, Nashville, TN 37216.**

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 my hand this the ~~24th~~ 25th Day of July, 2019.

Deborah Ann Wrenn Whitlock Executrix

Deborah Ann Wrenn Whitlock, Executrix

STATE OF CITY of TORONTO
COUNTY OF PROVINCE OF ONTARIO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deborah Ann Wrenn Whitlock, Executrix of the estate of Jean Bates Wrenn,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

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

My Commission expires: NONE

Notary Public

GIL ZVULONY NOTARY PUBLIC ONTARIO

Gil Zvulony, Lawyer & Notary Public
28 Finch Ave W, Suite 208
Toronto, Ontario, Canada M2N 2G7
tel 416.483.3500
gil@zvulony.com

True Copy Certification

I, **Angie Lawless**, 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

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-02-2022