Karen Johnson Davidson County
Batch# 266653 DEEDWARR
08/05/2019 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20190805-0077326

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~31ST~~ 2nd DAY OF ~~JULY~~ AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0523

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Clayton Bassham and Allison Lincoln Bassham, husband and wife	Finance of America Mortgage, LLC	Map: 12009015700
(NAME) 1329 Winthorne Dr.	(NAME) 300 Welsh Road, Bldg. 5, Suite A	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Horsham, PA 19044	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIVE THOUSAND AND NO/100 DOLLARS ($205,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ALAN D. LINCOLN, EXECUTOR UNDER THE WILL OF JIMMY A. JONES,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CLAYTON BASSHAM AND ALLISON LINCOLN BASSHAM, 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. 5D-44, on the Plan of Section 5D Glengarry Park, of record in Book 3600, Page 36, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jimmy A. Jones and Mary Ellen Jones, by deed from Herman W. Whitby and wife, Barbara H. Whitby, of record in Instrument No. 20000726-0073881, dated July 17, 2000, Register's Office for said County. Mary Ellen Jones died October 28, 2006, and title vested in Jimmy A. Jones, as surviving tenany by the entirety. The said Jimmy A. Jones died testate on December 10, 2018, and the Will was admitted to Probate as Probate No. 19P274 of record in Probate Court of Davidson County, Tennessee. The Grantor herein executes this instrument as Executor under the Will of Jimmy A. Jones, pursuant to the authority granted by the Will of the Decedent.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3600, Page 36, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3675, Page 278, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1329 Winthorne Dr., Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (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 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 31st day of July, 2019.

Alan D. Lincoln, Executor under the Will of Jimmy A. Jones

BY: Alan D. Lincoln EXECUTOR
Alan D. Lincoln
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Alan D. Lincoln, Executor under the Will of Jimmy A. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Executor under the Will of Jimmy A. Jones, and as such Executor, he is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal this 31st day of July, 2019.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.