Name and Address of New Owner:
Morgan Bishop and Dakota Powell
506 Highcrest Drive
Nashville, TN 37211

Send Tax Bills To:
~~SAME~~ New Owner

Karen Johnson Davidson County
Batch# 269925 DEEDWARR
08/12/2019 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20190812-0080182

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 147-15-0-185.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kay L. Ayers, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Morgan Bishop and Dakota Powell, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Tract 1: Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Whispering Hills Subdivision, Section IV, as of record in Book 2900, Page 22, Register's Office for said County.

Said Lot No. 16 fronts 149.7 feet on the easterly margin of Highcrest Drive, running back between time measuring 121.0 feet on the northerly side and 119.9 feet on the southerly side to a broken line in the rear, on which it measures 180.8 feet.

Tract 2: Beginning at a point located in the boundary line between Claude Roy Jackson and William R. Johnson which is 45 feet north of the northwest corner of Lot No. 17, which is recorded in Book 2900, Page 22, Register's Office for Davidson County; thence continuing in a northerly direction on the same bearing of the east line of the Grantees property fore mentioned, to where it intersects with the southern line of Whispering Hills Subdivision, Section I, as recorded in Book 2331, Pages 83 and 84, Register's Office for Davidson County, Tennessee, thence in a southwesterly direction along the same line heretofore mentioned to the northeast corner of Lot No. 16, as recorded in Book 2900, Page 22, Register's Office for said County; thence along the boundary line of Lot No. 16 and the William R. Johnson property 123.0 feet; thence in a easterly direction along the boundary line of Lot No. 16 and the William R. Johnson property 123.0 feet; thence in a easterly direction along the boundary line of Lot No. 16 and the William R. Johnson property, 12 feet 8 inches to the point of beginning.

Being the same property conveyed to Kay L. Ayers, a single woman, by Warranty Deed from Susan Pohlmann, unmarried, recorded August 25, 2015, of record in Instrument No. 20150825-0085864, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 506 Highcrest Drive, Nashville, Tennessee. 37211

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of August, 2019.

Kay Lynnette Ayers (SEAL)
Kay Lynnette Ayers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of August, 2019, before me personally appeared Kay Lynnette Ayers, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of August, 2019.

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-05-2020 DAVIDSON COUNTY

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $282,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
9th day of August, 2019.

WILLIAM D. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2023

Notary Public
My commission expires:_____
File No. 2019-499

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am licensed attorney ~~and~~/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)