1441-19

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 490,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of August, 2019.

Notary Public

COMMISSION EXPIRES: _____

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 275404 DEEDWARR
08/22/2019 11:33:30 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00
20190822-0084587

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PENSCO Trust Company, LLC., Custodian FBO (Steven F. Petersen) IRA 100%	NEW OWNER	104 08 0 247.00
(NAME)	(NAME)	
PO Box 173859		
(ADDRESS)	(ADDRESS)	
Denver, CO 80217		
(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, **Janis M. Harvey and Marsha E. Willis,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PENSCO Trust Company, LLC., Custodian FBO (Steven F. Petersen) IRA 100%,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Being part of Lot No. 36 in the O.B. Hayes Plan as recorded in Plan Book No. 21, Page 87 in the R.O.D.C. Tennessee, beginning on the west side of Villa Street at a point 50 feet south of the southeast corner of lot No. 29 in said Plan, which is also the northeast corner of said lot No. 36; running thence southerly along the westerly side of Villa Street 50 feet to a point; thence at right angles with said street and parallel with the south line of lot No. 29, 150 feet to an alley; thence northerly along the easterly line of said alley 50 feet to a point; thence easterly 150 feet to the beginning.

Being the same property conveyed to Janis M. Harvey and Marsha E. Willis by Quitclaim Deed dated October 17, 2003 from Janis Harvey, recorded November 6, 2003, in Instrument Number 200311060163324, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1227 Villa Place (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37212 (Postal Zip)

File No.: 1441-19
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 22 day of August, 2019.

Janis M. Harvey

Marsha E. Willis by Janis M. Harvey, her Attorney-In-Fact her Attorney - In-Fact

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Janis M. Harvey with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 22 day of August, 2019.

Shannon Philbin

Commission Expires: _____

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2020

State of Tennessee

County of Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Janis M. Harvey with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the Attorney-in-Fact for the within named Marsha E. Willis and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, she executed the foregoing instrument as her free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 22 day of August, 2019.

My Commission Expires: _____

Notary Public

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2020

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

Notary Signature

My Commission Expires: September 7, 2020