Karen Johnson Davidson County
Batch# 276368 DEEDWARR
08/26/2019 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $403.30
20190826-0085533

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-1456

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

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

Notary Public

Commission Expires: 1/13/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Amanda Dean, Trustee of The 706 Seven Mile Ct Trust PO Box 160071 Nashville, TN 37216	NEW OWNER	133-08-0-135.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Vonnie Faye Degges

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amanda Dean, Trustee of The 706 Seven Mile Ct Trust

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. 40A on the Plan of Zone Lot Division Lot Nos. 37, 39 and 40, Phase II, Valley View Terrace of record in Plat Book 5200, Page 119, as amended in Book 6250, Page 185, 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 Ira D. Degges et ux, Vonnie Faye Degges by Warranty deed from Monty B. Kapavik et ux, Linda L. Kapavik of record in Book 6613, page 44, Register's Office for Davidson County, Tennessee, dated July 22, 1985 and recorded on July 23, 1985.

The said Ira D. Degges having died on October 23, 2012 leaving his wife, Vonnie Faye Degges surviving as tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 706 Seven Mile Court, Nashville, TN 37211

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of August, 2019.

Vonnie Faye Degges by Paul Degges Attorney-In-Fact

Vonnie Faye Degges by Paul Degges, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

~~Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Vonnie Faye Degges** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.~~ *

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of August, 2019.

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

* Personally appeared before me, the undersigned notary Public, ~~Vonnie~~ Paul Degges, to me Known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf Vonnie Faye Degges acknowledged that She executed the same as the free act and deed of the said Vonnie Faye Degges, pursuant to the Durable Power of Attorney, recorded in Instrument No. 20120131-0008685, in the Register's Office for Davidson County.

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2022
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY