Karen Johnson Davidson County
Batch# 295258 DEEDWARR
10/03/2019 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20191003-0100953

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $295,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 27th day of September, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Joseph B. Tomes and Sabrina N. Tomes	Citizens Bank, N.A.	09508019300
(NAME)	(NAME)	
300 Lorna Drive	One Citizens Plaze	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Providence, RI 02903	

Warranty Deed

For and in Consideration of the sum of $295,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Georgia W. McMillen, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Joseph B. Tomes and Sabrina N. Tomes, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Tennessee, being Lot No. 166 on the Plan of Woodberry Park, as of record in Book 2133, Pages 117, 118 and 119, Register's Office of said County.

Said Lot No. 166 is described as being at a point in the westerly margin of Lorna Drive, the common corner of Lots 165 and 166, thence with the margin of said Drive northwestwardly 140 feet to the beginning of a curve; thence along said curve northwestwardly 39.3 feet to the southerly margin of Woodberry Drive, thence with the margin of said Drive, westwardley 210.4 feet to a cross cut in a rock, thence along the westerly line of Lot 166, southwardly 7.8 feet to a fence post and continuing with the line of said Lot southeasteardly 196.1 feet to a corner of Lots 165 and 166; thence with the line between said lots, eastwardly 167.3 feet to the beginning.

Being the same property conveyed to Samuel Fite McMillen and wife, Georgia W. McMillen by deed from Peter J. Sacco, Jr. and wife, Karen F. Sacco, dated 04/10/1979, of record in Book 5419, Page 548, said Register's Office. Samuel Fite McMillian having since deceased.

This property is __unimproved _X_improved property known as: 300 Lorna Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 27th day of September, 2019.

Georgia W. McMillen

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Georgia W. McMillen, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of September, 2019.

Notary Public
My Commission Expires: 4-22-23

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
(SEAL)