WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2019.

Notary Public

MY COMMISSION EXPIRES: 12-21-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bryan T. Ayers	New Owner	086140A202.00
(NAME)	(NAME)	
3339 Heads Church Road		
(ADDRESS)	(ADDRESS)	
Cedar Hill, TN 37032		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, E. Graham Baker Jr., Executor of The Estate of John L. Cail, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bryan T. Ayers, 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 Unit No. 202, on the Plan of Hermitage Meadows Subdivision, Stage Three, a Planned Unit Division, of record in Book 6250, page 300, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John L. Cail from Teresa C. Weston, unmarried, by Deed dated October 24, 2008 and as of record in Instrument No. 20081027-0107098, said Register's Office. The said John L. Cail now being deceased having died, testate, in Davidson County Tennessee on May 17, 2019. The Revised Amended order to probate dated September 12, 2019 that described real property was brought into the Estate and ordered to be sold by the Executor. See probate court docket No. 19P1579

Subject to any and all matters and notes on plat of record in Book 6250, Page 300, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6034, Page 365, amendment in Instrument No. 20170210-0013943 and as corrected by Scrivener's Affidavit of record in Instrument No. 20170320-0026618, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 202 Thistle Lane, Hermitage, TN 37076

(House Number) (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.

Karen Johnson Davidson County
Batch# 316716 DEEDWARR
11/18/2019 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $373.70
20191118-0118539

Witness my hand this 14th day of November, 2019.

The Estate of John L. Cail

E. Graham Baker Jr. EXECUTOR

E. Graham Baker Jr., Executor

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named E. Graham Baker, Jr. as Executor of The Estate of John L. Cail, 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 for the purposes therein contained and who further acknowledged that he/she is the * of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. *Executor

Witness my hand at White House, Tennessee this 14th day of November, 2019.

My Commission Expires: 6-21-21

Notary Public

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

True Copy Certification

I, KATHY LEE, 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 Robertson

Personally appeared before me, Pam S. Atchley, a notary public for this county and state, KATHY LEE 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: 6-21-21

Notary' Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON