Karen Johnson Davidson County
Batch# 318461 DEEDWARR
11/22/2019 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20191122-0120848

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60729
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gregory P. Hayden Sandra K. Hayden 511 Jocelyn Hollow Court Nashville, TN 37205	New Owners

TAX MAP PARCEL NUMBERS: 12901001900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$685,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Karen Hall, Trustee of the Lucile D. Smith Living Trust, devisee under the Last Will and Testatment of Lucile D. Smith**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gregory P. Hayden and Sandra K. Hayden, husband and wife** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 766 on the Plan of West Meade Farms, Inc., Section 10, Revised of record in Book 3106, page 21, Register's Office for said County, to which Plan reference is hereby made for a more complete description together with and subject to a Perpetual Easement agreement of record in Instrument No. 20001222-0125833, said Register's Office.

Being the same property conveyed to Lucile Daughleen Smith, an unmarried person by Warranty Deed from Andrews Properties, Inc., a Tennessee corporation dated October 19, 1983 and recorded on October 20, 1983 of record in Book 6160, page 594, Register's Office for Davidson County, Tennessee. The said Lucile Daughleen Smith has since died. The Last Will and Testament of Lucile D. Smith of record in Docket No. 19P983 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to the Lucile D. Smith Living Trust.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3106, page 21, said Register's Office, which Plan shows a 125, foot minimum building setback line from Jocelyn Hollow Court, and a 10 foot easement for public utility purposes along the rear line(s) of said lot. Restrictive Covenant for Detached Structure of record in Instrument No. 20110727-0057460, said Register's Office. Perpetual Easement Agreement of record in Instrument No. 20001222-0125833, said Register's Office.

This is improved property, known as 511 Jocelyn Hollow Court, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21ST day of November, 2019.

Lucile D. Smith Living Trust, devisee under
The Last Will and Testament of Lucile D. Smith
By: Karen Hall, Trustee
Karen Hall, Trustee

State of Tennessee

County of Davidson

On this 21ST day of November, 2019, before me the undersigned authority, personally appeared Karen Hall, Trustee of the Lucile D. Smith Living Trust, devisee under the Last Will and Testatment of Lucile D. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

State of Tennessee

County of ~~Davidson~~ Sumner

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $685,000.00.

Affiant

Sworn and subscribed before me this 22nd day of November, 2019.

Notary

My Commission Expires: OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm. Exp. November 30, 2020
COUNTY OF SUMNER