Karen Johnson Davidson County
Batch# 322163 DEEDWARR
11/27/2019 01:23:41 PM 2 pgs
Fees: $13.00 Taxes: $236.80
20191127-0122910

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone : 615-383-2903

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Brenda K. Apple 415 Brock Road Charlotte, TN 37036	New Owner	080-08-0-284.00

For good and valuable consideration received, **Guardianship and Trusts Corporation, Conservator for Nellie Travis a/k/a Nellie Marie Travis, by Order of the Seventh Circuit Court for Davidson County, Tennessee (Probate Division, Docket No. 19P240)** do transfer and convey unto the Grantee, **Brenda K. Apple**, all of the right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee, belonging to **Nellie Marie Travis,** herein the Grantor, described as follows:

Being Lot No. 17 on the Plan of Bordeaux Hills, Section Four, as of record in Book 3600, page 49, Register' s Office for said County. Said Lot No. 17 fronts 57 feet on the Northerly side of Hinkle Drive and extends back 134. 01 feet on the east line and 133.87 feet on the west line, to a dead line in the rear on which it measures 53.3 feet.

Being the same property conveyed to Robert A. Travis and wife, Nellie Marie Travis by Warranty deed from Hester Construction Company of record in Book 3985, page 945, Register's Office for Davidson County, Tennessee, dated February 03, 1966 and recorded on February 08, 1966. Robert A. Travis having since died leaving Nellie Marie Travis as the surviving tenant by the entirety.

This conveyance is subject to the following:

a) Plan of record in Plat Book 3600, Page 49, Register's Office for Davidson County, Tennessee.
b) Restrictive Covenants of record in Book 3765, Page 141, in the Register's Office for Davidson County, Tennessee.
c) Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as: 3276 Hinkle Drive, Nashville, TN 37218.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs and assigns forever. The Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered except as stated above. The Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to the Grantee, her 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.

Witness my hand this 25th day of November, 2019.

Guardianship and Trusts Corporation, Conservator for Nellie Travis

GTC by Dora Mitchell
CUTR of the property for Nellie Travis
BY: _____
Dora Mitchell
Executive Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DORA MITCHELL, EXECUTIVE DIRECTOR of the GUARDIANSHIP AND TRUSTS CORPORATION, CONSERVATOR FOR NELLIE TRAVIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th day of November, 2019.

C. Loy Carney
Notary Public

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $64,000.00.

_____
Affiant

Subscribed and sworn to before me this 25th day of November, 2019.

C. Loy Carney
Notary Public

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

My Commission Expires: