Karen Johnson Davidson County
Batch# 326202 DEEDWARR
12/06/2019 10:23:30 AM 4 pgs
Fees: $23.00 Taxes: $521.70
20191206-0126062

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-1739

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th day of December, 2019

Notary Public

Commission Expires: 11/14/23

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 150 Hardaway Drive Trust P.O. Box 160071 Nashville, TN 37216	NEW OWNER	033-08-0-068.00

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,
Phillip Larry Staton, Penny Mae Hughes, Donald Wayne Staton, and BJ Ward, Steven Ward and Danny Ward, Heirs to the Estate of Tammy Gail Ward
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Josh Terry, Trustee of The 150 Hardaway Drive 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. 307, on the plan of Gatewood Section 2, as shown in Book 3700, Page 144, Register's Office of Davidson County, Tennessee. Said Lot fronts 75 feet on the southeasterly side of Hardaway Drive, and extends back 227 feet on the northeasterly line and 244.8 feet on the southwesterly line to a dead line and measures 102.40 feet thereon.

Being the same property conveyed to Donald Wayne Staton, Phillip Larry Staton, Penny Mae Hughes, and Tammy Gail Ward, as tenants in common by Quitclaim deed from Christine Staton of record in Instrument No. 20060801-0092987 Register's Office for Davidson County, Tennessee, dated July 24, 2006 and recorded on August 1, 2006 and re-recorded August 8, 2006 in Instrument No. 20060808-0096973.

The said Tammy Gail Ward having since died on January 23, 2018, Testate, leaving her husband Barry Ward and their sons B.J. Ward, Danny Ward and Steven Ward surviving as evidenced by Affidavits of Heirship recorded simultaneously herewith in Instrument Numbers 201912060126059, and 201912060126060, Register's Office for Davidson County, Tennessee.

Being further conveyed to B.J. Ward, Danny Ward and Steven Ward by Quitclaim Deed from Barry Ward recorded simultaneously herewith on _____, 2019 in Instrument Number 201912060126061, Register's Office for Davidson County, Tennessee.

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: **150 Hardaway Drive, Goodlettsville, TN 37072.**

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 4th day of December, 2019.

Phillip Larry Staton

Penny Mae Hughes

Donald Wayne Staton

Dated this the ____ day of November, 2019.

Heirs to the Estate of Tammy Gail Ward

By: _____
BJ Ward

By: _____
Steven Ward

By: _____
Danny Ward

STATE OF TENNESSEE COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Phillip Larry Staton, Penny Mae Hughes, Donald Wayne Staton,** 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 4th day of December, 2019.

Notary Public
My Commission Expires: 11/19/23

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BJ Ward, Steven Ward, and Danny Ward of Heirs to the Estate of Tammy Gail Ward** 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 this ____ day of November, 2019.

_____
Notary Public

My Commission Expires: _____

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

This is improved property known as: **150 Hardaway Drive, Goodlettsville, TN 37072.**

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 ____ day of _____, 2019.

_____
Phillip Larry Staton

_____
Penny Mae Hughes

_____
Donald Wayne Staton

Dated this the 26th day of November, 2019.

Heirs to the Estate of Tammy Gail Ward

By: _____
BJ Ward

By: _____
Steven Ward

By: _____
Danny Ward

STATE OF TENNESSEE COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Phillip Larry Staton, Penny Mae Hughes, Donald Wayne Staton,** 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 4th day of December, 2019

_____
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BJ Ward, Steven Ward, and Danny Ward of Heirs to the Estate of Tammy Gail Ward** 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 this 26 day of November, 2019.

_____
Notary Public

My Commission Expires: 4-13-20

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
CHRIS MULE

True Copy Certification

I, **Jennifer L. Pennell**, 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 Dickson

Personally appeared before me, **Rebecca D. Pierce,** a notary public for this county and state, **Jennifer L. Pennell** 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: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020