Karen Johnson Davidson County
Batch# 330586 DEEDWARR
12/16/2019 03:25:36 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191216-0129661

THIS INSTRUMENT PREPARED BY
JOSHUA B. SHEARON, ATTORNEY AT LAW
316 WEST MAIN ST.
BROWNSVILLE, TENNESSEE 38012

CO-ADMINSTRATOR'S DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE DOLLAR ($1.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, WE, TRAVIS GLENN LONON, JR. and BRENDA A. LONON, individually, and as Co-Administrators of the ESTATE OF EMILY PAIGE LONON, have this day bargained and sold and do hereby sell, transfer and convey unto TRAVIS G. LONON, JR. and wife, BRENDA A. LONON, as tenants by the entirety, their heirs and assigns, the following described lots or parcels of land situate, lying and being in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING UNIT No. 88 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by declaration Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and supplementals in Instrument No. 20150424-0036748, in Instrument No. 20150929-0098582, in Instrument No. 20151218-0127193, and in Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 and supplementals in Instrument No. 20150424-0036748 and in Instrument no. 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

THE conveyance of the above described parcel of land is subject to the following:

1) All matter shown on the plan as set out on Exhibit "C" to the Declarations of Record in Instrument No. 20141223-0117663 and supplementals in Instrument No. 20150424-0036748 and in Instrument 201509290098582, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions, and Restrictions for West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and supplementals in Instrument No. 20150424-0036748, in Instrument No. 20150929-00998582, in Instrument No. 20151218-0127193, and in Instrument No. 20151218-0127350, and Bylaws appended thereto, Register's Office for Davidson County, Tennessee;

3) Easements retained in Resolution No. 1059 by the City of Nashville and easements retained in Council Bill 84- 175;

4) Matters shown on the Plan No. 2 of West Nashville, of record in Book 57, Page 172, said Register's Office;

5) Dedication and Conveyance of Easement to City of Nashville, of record in Book 1939, Page 214, Register's Office for Davidson County, Tennessee;

6) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20140821-0076262, Register's Office for Davidson County, Tennessee;

7) Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances to the Metropolitan Government of Nashville and Davidson county, of Record in Instrument No. 20140821-0076274, in Instrument No. 20141219-0116173 and in Instrument No. 20141219-0116216, said Register's Office; and,

8) Taxes for the current year which have been prorated and assumed by Grantee herein subsequent years, not yet due and payable.

This property is commonly known as 120 West Mill Drive, Nashville, Tennessee, 37209.

BEING the same property conveyed unto Emily Lonon by Warranty Deed from Craighead Development, LLC dated June 17, 2016 and appears of record as Instrument No. 20160620-0062214 in the Register's Office of Davidson County, Tennessee.

The said Emily Lonon, being one and the same person as Emily Paige Lonon died intestate, and her estate is being administered in the Chancery Court Clerk's Office of Haywood County, Tennessee under Docket No. 2019-PR-48 with Travis Glenn Lonon, Jr. and Brenda A. Lonon serving as Co-Administrators. Further, Emily Paige Lonon was survived by Travis Glenn Lonon, Jr. and Brenda A. Lonon as her heirs at law.

Map/Parcel Numbers: 091060M08800CO

TO HAVE AND TO HOLD said lot or parcel of land unto the said TRAVIS G. LONON, JR. and BRENDA A. LONON, their heirs and assigns, in fee simple, forever; together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining.

GRANTORS COVENANT, individually, and in their capacity as Co-Administrators, with the said TRAVIS G. LONON, JR. and BRENDA A. LONON, that said Grantors in their capacity as Co-Administrators and individually are lawfully seized and possessed of said lot or parcel of land; that they have a good and lawful right to sell and convey the same individually and as Co-Administrators; that the same is unencumbered; and that they will, individually, and in their capacity as Co-Administrators, forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

WITNESS OUR SIGNATURES this 11th day of December 2019.

ESTATE OF EMILY PAIGE LONON

Travis Glenn Lonon Jr.
TRAVIS GLENN LONON, JR. Co-Administrator

Brenda A. Lonon
BRENDA A. LONON, Co-Administrator

Travis Glenn Lonon Jr
TRAVIS GLENN LONON, JR., Individually

Brenda A. Lonon
BRENDA A. LONON, Individually

STATE OF TENNESSEE
COUNTY OF HAYWOOD

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, TRAVIS GLENN LONON, JR. and BRENDA A. LONON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged themselves to be Co-Administrators of the ESTATE OF EMILY PAIGE LONON, the within named bargained and that they as such Co-Administrators executed the foregoing instrument on behalf of said ESTATE OF EMILY PAIGE LONON. by signing their names as Co-Administrators.

WITNESS my Hand and Notarial Seal at office, this 11 day of December 2019

NOTARY PUBLIC

My Comm. Expires: 04-19-22

JOSHUA B. SHEARON
STATE OF TENNESSEE NOTARY PUBLIC
HAYWOOD COUNTY

STATE OF TENNESSEE
COUNTY OF HAYWOOD

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said State and County, duly commissioned and qualified, TRAVIS GLENN LONON, JR. and BRENDA A. LONON the within named bargainor(s), which whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my Hand and Notarial Seal at office, this 11 day of December 2019.

NOTARY PUBLIC

JOSHUA B. SHEARON
STATE OF TENNESSEE NOTARY PUBLIC
HAYWOOD COUNTY

MY COMMISSION EXPIRES: 04-19-22

STATE OF TENNESSEE
COUNTY OF HAYWOOD

I, the undersigned, do hereby swear or affirm that that to the best of affiant's knowledge, information and belief, that this is a Deed of an Estate Administrator and therefore no tax is due.

Affiant

Sworn to and subscribed before me
this 10th day of December, 2019.

ERICA AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
HAYWOOD COUNTY

NOTARY PUBLIC

My Comm. Expires: 3-19-23

SEND TAX NOTICES TO:
TRAVIS G. LONON, JR. ET UX
6909 MERCER ROAD
BROWNSVILLE, TN 38012

****THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A SURVEY OR TITLE EXAMINATION****