Karen Johnson Davidson County
Batch# 339151 DEEDWARR
01/07/2020 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20200107-0001841

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF December, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/20/2021

(AFFIX SEAL)

CHASITY PETTY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires SEPT. 20, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yamily Salous and Billy Shope	New Owner	
(NAME) 6235 Henry Ford Dr.	(NAME)	090-12-140.00
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **PAT WAGGONER, EXECUTOR OF THE ESTATE OF ROBERT MELVIN BLAIR,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YAMILY SALOUS AND BILLY SHOPE,** ~~**HUSBAND AND WIFE,**~~ * wife and husband 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 the 8th Civil District of Davidson County, Tennessee, being Lot No. 190 on the Plan of Charlotte Park, Section III, as of record in Book 2663, Page 70, Register's Office for said County.

Said Lot No. 190 fronts 83.0 feet on the Westerly side of Henry Ford Drive and extends back 189.5 feet on the Northerly line and 192.6 feet on the Southerly line to a line in the rear on which it measures 47.0 feet.

Being the same property conveyed by Warranty Deed from J. Douglas Wright and J. Douglas Wright, Jr. to Luther L. Smith and wife, Rubie Louise Smith as recorded on the 28th day of August, 1959 in Deed Book 2957, Page 379, in the Register's Office of Davidson County, Tennessee. Luther L. Smith died on June 10, 1962 leaving Rubie Louise Smith as sole surviving Tenant by the Entirety. Rubie Louise Smith remarried Walter W. Blair. Rubie Louise Smith and Louise V. Smith and Louise V. Blair are one and the same. Rubie Louise Smith aka Louise V. Smith and Louise V. Blair died on June 5, 1995. Walter W. Blair is the devisee under the Will of Louise V. Blair of record in Will Book 198, page 658, in the Probate Clerk's Office for Davidson County, Tennessee and the sole Heir at Law pursuant to Affidavit of Heirship of record in Book 10160, page 514, said Register's Office.

Walter W. Blair died on October 16,2006. Robert M. Blair is the devisee under the Will of Walter W. Blair probated under Docket No. 07P769, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and of record in Instrument No. 20131016-0107969, said Register's Office. Robert M. Blair died on October 17, 2018. The Will of Robert M. Blair probated under Docket No. 18p1791, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division vests said property in the Robert M. Blair Estate.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6235 Henry Ford Dr., Nashville, TN 37209
(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.

Witness my hand this 18th day of December, 2019

THE ESTATE OF ROBERT M. BLAIR

BY: PAT WAGGONER, EXECUTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Pat Waggoner with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of The Estate of Robert M. Blair, and who further acknowledged that he is authorized to execute the within instrument as Executor of said Estate.

Witness my hand and official seal this 18th day of December, 2019.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 10-02-2023

Notary Public

True Copy Certification

I, **Shelly Walling**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Shelly Walling

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Dolores E. Brown,** a notary public for this county and state, **Shelly Walling,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dolores E. Brown

My Commission Expires: 4-17-2023

SEAL

