Karen Johnson Davidson County
Batch# 343262 DEEDWARRSP
01/15/2020 10:13:36 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200115-0005349

Prepared by:
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PERSONAL REPRESENTATIVE'S SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
JANINE M. LIBBEY	SAME	MAP: 117 03 F
102 Bonnie Briar Lane		
Nashville, TN 37212		Parcel: 002.0

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, CHRISTOPHER J. LIBBEY, Personal Representative of the Estate of MARGARET I. LIBBEY (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering the Estate of MARGARET I. LIBBEY pursuant to her Last Will and Testament which was probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Number 19-P-1798, does hereby transfer and convey unto the beneficiaries of the Estate, CHRISTOPHER J. LIBBEY, HEATHER A. LIBBEY, JANINE M. LIBBEY, and MEREDITH C. LIBBEY, as tenants in common (hereinafter referred to as "Grantees"), their successors and assigns, any and all right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT A

The legal description and state of the title have been furnished to the draftsperson from the record. The draftsperson assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior Deed conveying the interest in said property to Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantees, their heirs, successors, and assigns, forever. Grantor warrants title to the above-described real property only in its capacity as Personal Representative against all persons claiming under Grantor, but not any further or otherwise. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 11 day of DECEMBER, 2019.

CHRISTOPHER J. LIBBEY, Personal Representative of the Estate of MARGARET I. LIBBEY, GRANTOR

STATE OF Georgia)
COUNTY OF Fulton)

On December 11th 2019, personally appeared before me, the undersigned, a Notary Public, CHRISTOPHER J. LIBBEY, Personal Representative of the Estate of MARGARET I. LIBBEY, and that the statements in the foregoing Petition are true to the best of his or her knowledge except as to matters therein stated to be on information and belief, and these matters (s)he believes to be true.

WITNESS MY HAND, at office, this 11th day of December, 2019.

HARRY ROSEN
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires Oct. 10, 2022

Notary Public
My Commission Expires: 10/10/2022

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(D).

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Bonnie Briar, as of record in Book 6900, page 423, as amended by instrument of record in Book 8752, page 900, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donna A. Morton, unmarried, by deed from Harrison Development Company, Inc., a Tennessee Corporation, of record in Book 8982, page 396, Register's Office for Davidson County, Tennessee.

Being further the same property conveyed to Margaret I. Libbey, unmarried, by deed from Donna A. Morton, unmarried, of record in Book 10748, page 648, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property located at 102 Bonnie Briar Lane, Nashville, TN 37212.