THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-1577	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00. Janice Collins Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January, 2020. Kim Murray Notary Public MY COMMISSION EXPIRES: 3/28/22 (AFFIX SEAL)

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Hannah Bosgraaf David Gordon 103 Rose Drive Nashville, TN 37210	New Owner	119-02-0-146.00

Karen Johnson Davidson County
Batch# 348485 DEEDWARR
01/27/2020 08:14:11 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20200127-0009116

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **KATIE BELL SMITH, Administratrix of the Estate of Earlnitra Bell Jones,** called the Grantor has bargained and sold, and by these presents do transfer and convey unto **HANNAH M. BOSGRAAF and DAVID GORDON**, 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 Davidson County, Tennessee, being Lot No. 52 in the Re-subdivision of Lots 7, 8, 9, 10 and parts of Lots 6, 11, 12 and 13, Cumberland Nurseries Plan of Record in Plat Book 332, page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Earlnitra B. Jones, unmarried by Warranty deed from Benjamin Smith of record in Book 9879, page 852, Register's Office for Davidson County, Tennessee, dated November 29, 1995 and recorded on December 05, 1995. The said Earlnitra B. Jones died intestate on November 3, 2017. Order to Approve Contract for Sale of Real Property filed in the Circuit Court for the Twentieth Judicial District, Davidson County, Tennessee, Probate Division, Case No. 19P46.

Being also known as 103 Rose Drive, Nashville, Tennessee 37210.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises including the Plan of record at Plat Book 332, page 36, Registers office for Davidson County, Tennessee, and the Metropolitan Davidson County Property taxes for the year 2020, a lien but not yet due or payable.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Grantor has not used the subject property as a private place of residence.

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
6101 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

WITNESS my hand this 21st day of February, 2020.

Katie Smith

KATIE BELL SMITH, Administratrix of Estate of Earlnitra Bell Jones

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named KATIE BELL SMITH, Administratrix of the Estate of Earlnitra Bell Jones, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged the execution of the within instrument as the Administratrix and for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of February, 2020.

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

Notary Public

My Commission Expires:

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