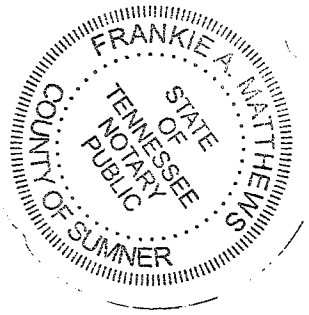
Karen Johnson Davidson County
Batch# 352524 DEEDWARR
02/03/2020 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $499.50
20200203-0012196

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-24-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Roy Edward Smith	Roy Edward Smith	Parcel ID: 085 07 0 056.00
(NAME) P.O. Box 1621	(NAME) P.O. Box 1621	
(ADDRESS) White House, TN 37188	(ADDRESS) White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Carol Coker, a married woman, as the sole heir at law of Wilma H. McRaven** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Roy Edward Smith, a married man**, 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:

Being Lot No. 207 on the Plan of Stanford Country Club Estates, Section IV, of record in Book 2900, Pages 83 and 84, Register's Office for said County.

Said Lot No. 207 fronts 87.98 feet on the northerly side of Dedham Drive and runs back between lines 192.52 feet on the easterly line and 183.44 feet on the westerly line which is a broken line, to a dead line and measures 89.63 feet.

Being the same property conveyed to Wilma H. McRaven, unmarried by Warranty Deed from Randall F. Hickerson and wife, Deborah P. Hickerson dated August 26, 2004 and recorded August 30, 2004 as Instrument No. 20040830-0104307, in said Register's Office for Davidson County, Tennessee. The said Wilma H. McRaven having since died on December 16, 2017 leaving Carol Coker, as her sole heir at law. See Affidavit of Heirships recorded simultaneously herewith in Instrument No._202002030012193_____, Instrument No._202002030012194_____, and Instrument No._202002030012195_____, Register's Office of Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 209 Dedham Drive, Nashville, TN 37214

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 our hands this 30 day of JANUARY, 2020

Carol M. Coker

Carol Coker

STATE OF TENNESSEE

COUNTY OF SUMNER

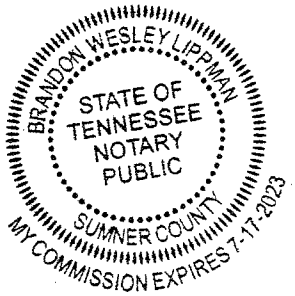
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Carol Coker, a married woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2020.

Notary Public

My Commission Expires: 7-17-23

(SEAL)



True Copy Certification

I, KATHY LEE, 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 Robertson

Personally appeared before me, Pam S. Atchley, a notary public for this county and state, KATHY LEE 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: 6-21-21

Notary' Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON