Name and Address of New Owner:
Joe F. Gillespie, Jr
6343 Clarksville Pk
Joelton, TN 37080

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Karen Johnson Davidson County
Batch# 352601 DEEDWARR
02/03/2020 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $240.50
20200203-0012291

Map & Parcel No: 028-00-0-078

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robbie Susan Newlin, Christie Lynn German, Mary Bernice Bennett, and Tracy Holt f/k/a Tracy Florissa Moore**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joe F. Gillespie, Jr, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING a tract or parcel of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by L.R. Mefford, Jr., dated March 21, 1967 and designated as TRACT NO. 6: Said Tract No. 6 fronts 195.49 feet on the northerly side of Ridge Hill Drive and runs back on the westerly side with the easterly margin of Tract No. 5, 1,534.80 feet to an iron pin and on the westerly side with the easterly margin of Tract No. 7 and the rear margin of Martin's Property and rear margin of Johnson's Property, 1,335.65 feet to an iron pin and measures 420 feet across the rear, and containing 9.13 acres, more or less.

Being the same property conveyed to Robert H. Williams and wife, Patricia M. Williams by Warranty Deed from Edward W. Thompson and wife, Velura Thompson of record in Book 4293, page 953, Register's Office for Davidson County, Tennessee, signed December 9, 1968 and recorded December 13 ,1968.

Robert H. Williams having predeceased Patricia M. Williams. Patricia M. Williams a/k/a Patricia Helen Moore Williams Dever having died and under Article IV, Section 2, of the Last Will and Testament of Patricia Helen Moore Williams Dever, deceased, of record in Probate File 07P1411, Probate Court Clerk's Office for Davidson County, Tennessee, and also recorded in Instrument Number 20150402-0028694, Register of Deeds Office for Davidson County, Tennessee, property was devised to Robbie Susan Newlin, Christie Lynn German, Mary Bernice Bennett and Tracy Florissa Moore.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of January, 2020.

_____(SEAL)
Robbie Susan Newlin

_____(SEAL)
Christie Lynn German

_____(SEAL)
Mary Bernice Bennett

_____(SEAL)
Tracy Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robbie Susan Newlin, Christie Lynn German, Mary Bernice Bennett, and Tracy Holt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

STEVEN PAUL DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

_____
Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $65,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

STEVEN PAUL DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this
31st day of January, 2020.

_____
Notary Public
My commission expires: 3/8/21

File No. 2019-416

202002030012291

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON