WARRANTY DEED

Karen Johnson Davidson County
Batch# 356181 DEEDWARR
02/10/2020 03:47:48 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20200210-0015240

O-SREG-19-3615

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF FEBRUARY, 2020.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aubrey B. Harwell, Jr., Trustee	New Owner	
(NAME)	(NAME)	**118-13-0-192.00**
1201 Demonbreun Street, Suite 1000		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTINE GALBREATH JERNIGAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AUBREY B. HARWELL, JR., TRUSTEE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 37 on the Plan of Green Acres Subdivision of record in Plat Book 1424, Page 21, 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 a part of the same property conveyed to James Allen Kearley and wife, Mary Alice Kearley, as tenants by the entirety by Quitclaim deed from James Allen Kearley and wife, Mary Alice Kearley of record in Instrument No. 20150316-0022514 Register's Office for Davidson County, Tennessee, dated March 13, 2015 and recorded on March 16, 2015. The said, James Allen Kearley having since died on September 22, 2015, leaving Mary Alice Kearly as sole tenant by entirety. The said Mary Alice Kearley having since died testate on December 15, 2018 , as of record in Case No. 19P520, in the Seventh Circuit Court for Davidson County, devising said property to her daughter, Christine Galbreath Jernigan.

Being also known as 3615 Wilbur Place Nashville, Tennessee 37204.

This conveyance is subject to:
- Taxes for the year 2019, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 21, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3615 Wilbur Place, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 4 DAY OF FEBRUARY, 2020.

Christine Galbreath Jernigan by Loy Carney, Attny in Fact

Christine Galbreath Jernigan, by her attorney in fact, Loy Carney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOY CARNEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHRISTINE GALBREATH JERNIGAN, and who acknowledged he/she/they executed the same as the free act and deed of the said CHRISTINE GALBREATH JERNIGAN.

Witness my hand and official seal, this the 4th of February, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212