Karen Johnson Davidson County
Batch# 357482 DEEDWARRSP
02/12/2020 03:19:30 PM 8 pgs
Fees: $43.00 Taxes: $525.67
20200212-0016244

THIS INSTRUMENT PREPARED BY: ELIZABETH RYDER SYKES, 150 FOURTH AVENUE, NORTH, SUITE 1820, NASHVILLE, TENNESSEE 37219.

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
HARRIET MEANS LAYFIELD	-Same--	142 09 0E 152.00
1366 General George Patton Rd.		
Nashville, TN 37221		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of no monetary consideration, but for the express purpose of making a conveyance, we, **CHRISTOPHER HILL LAYFIELD, BRADLEY NEAL LAYFIELD and JULIA MORGAN EGEDAHL (collectively, the "Grantor")**, by these presents, do hereby grant, sell and convey unto **HARRIET MEANS LAYFIELD (the "Grantee")**, her successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described property situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1366 on the Plan of River Plantation, Section 7, Phase 1, as of record in Plat Book 5200, pages 705 and 706, as amended in Book 6392, page 321, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Charles A. Layfield, Jr. by Warranty Deed dated November 19, 1986, of record in Book 7046, Page 306 of the Davidson County Register of Deeds.

The said Charles A. Layfield, Jr. died on September 20, 2018, and whose intestate probate estate is being administered in the Seventh Circuit Court of Davidson County, Tennessee, under Docket No. 18P1952. Upon his death, Charles A. Layfield, Jr.'s interest in this property vested as follows according to the Tennessee laws of intestacy: (i) 33.33% vested in the Decedent's surviving spouse, Harriet Means Layfield; and (ii) the remaining 66.67% interest vested in the Decedent's three (3) children (Chris Layfield, Brad Layfield and Julia Morgan Egedahl) in equal shares. See Affidavit of Heirship of record in Instrument No. 20200129-0010587, Register's Office for Davidson County, Tennessee.

This is improved property known as 1366 General George Patton Rd., Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and his heirs, successors and assigns, forever.

The Grantor, for themselves and their heirs, successors and assigns covenant with Grantee that Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind themselves and their respective heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and her heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and any other matters of record.

IN WITNESS WHEREOF, we have hereunto set our hands on this the ___ day of _____, 2020.

GRANTOR:

_____
CHRISTOPHER HILL LAYFIELD

_____
BRADLEY NEAL LAYFIELD

_____
JULIA MORGAN EGEDAHL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $ 142,073.73.

_____
AFFIANT

Sworn to and subscribed before me
this 12th day of February, 2020.

_____
NOTARY PUBLIC

My Commission Expires: _____

LINDRA GAYLE DILLARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
November 8, 2021

* * * * * * * * * * * * * * *

STATE OF _____)
COUNTY OF _____)

Before me, _____, a Notary Public in and for said County and State, personally appeared **CHRISTOPHER HILL LAYFIELD**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in _____, _____ on this the ___ day of _____, 2020.

_____
NOTARY PUBLIC

My Commission Expires: _____

NICHOLAS MCPHERSON
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

STATE OF Tennessee)
COUNTY OF Rutherford)

Before me, Nicholas McPherson, a Notary Public in and for said County and State, personally appeared **BRADLEY NEAL LAYFIELD**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in Murfreesboro, Tennessee on this the 21st day of January, 2020.

_____
NOTARY PUBLIC

My Commission Expires
My Commission Expires: February 27, 2021

* * * * * * * * * * * * * * *

STATE OF _____)
COUNTY OF _____)

Before me, _____, a Notary Public in and for said County and State, personally appeared **JULIA MORGAN EGEDAHL**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in _____, _____ on this the ___ day of _____, 2020.

_____
NOTARY PUBLIC

My Commission Expires: _____

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and his heirs, successors and assigns, forever.

The Grantor, for themselves and their heirs, successors and assigns covenant with Grantee that Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind themselves and their respective heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and her heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and any other matters of record.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 1 day of 24, 2020.

GRANTOR:

CHRISTOPHER HILL LAYFIELD

BRADLEY NEAL LAYFIELD

JULIA MORGAN EGEDAHL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $ 142,073.73.

AFFIANT

Sworn to and subscribed before me
this ___ day of _____, 2020.

NOTARY PUBLIC

My Commission Expires: _____

* * * * * * * * * * * * * * *

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Tyrone Johnson, a Notary Public in and for said County and State, personally appeared **CHRISTOPHER HILL LAYFIELD**, with whom I am personally acquainted, (or proved to me on the ~~basis of satisfactory~~ evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee on this the 24th day of January, 2020.

Tyrone Johnson
NOTARY PUBLIC

My Commission Expires: July 3, 2023

TYRONE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

* * * * * * * * * * * * * * *

STATE OF _____)
COUNTY OF _____)

Before me, _____, a Notary Public in and for said County and State, personally appeared **BRADLEY NEAL LAYFIELD**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in _____, _____ on this the ___ day of _____, 2020.

_____
NOTARY PUBLIC

My Commission Expires: _____

* * * * * * * * * * * * * * *

STATE OF _____)
COUNTY OF _____)

Before me, _____, a Notary Public in and for said County and State, personally appeared **JULIA MORGAN EGEDAHL**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in _____, _____ on this the ___ day of _____, 2020.

_____
NOTARY PUBLIC

My Commission Expires: _____

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and his heirs, successors and assigns, forever.

The Grantor, for themselves and their heirs, successors and assigns covenant with Grantee that Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind themselves and their respective heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and her heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and any other matters of record.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 21 day of January, 2020.

GRANTOR:

CHRISTOPHER HILL LAYFIELD

BRADLEY NEAL LAYFIELD

JULIA MORGAN EGEDAHL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $ 142,073.73.

AFFIANT

Sworn to and subscribed before me
this ___ day of _____, 2020.

NOTARY PUBLIC

My Commission Expires: _____

* * * * * * * * * * * * * * *

STATE OF _____)
COUNTY OF _____)

Before me, _____, a Notary Public in and for said County and State, personally appeared **CHRISTOPHER HILL LAYFIELD**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in _____, _____ on this the ___ day of _____, 2020.

_____
NOTARY PUBLIC

My Commission Expires: _____

* * * * * * * * * * * * * * *

STATE OF _____)
COUNTY OF _____)

Before me, _____, a Notary Public in and for said County and State, personally appeared **BRADLEY NEAL LAYFIELD**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in _____, _____ on this the ___ day of _____, 2020.

_____
NOTARY PUBLIC

My Commission Expires: _____

* * * * * * * * * * * * * * *

STATE OF LA)
COUNTY OF St. Tammany)

Before me, Tracy A. Salvaggio, a Notary Public in and for said County and State, personally appeared **JULIA MORGAN EGEDAHL**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in Mandeville, LA on this the 29 day of Sep, 2020.

_____
NOTARY PUBLIC

TRACY A SALVAGGIO
Notary Public #84772
State of Louisiana
My commission is issued for life

My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, Linda Gayle Dillard, 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.

Linda Gayle Dillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne E. Neeley, a notary public for this county and state, **Linda Gayle Dillard**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires

Lynne E. Neeley
Notary Public

My Commission expires: 3/7/2023