Karen Johnson Davidson County
Batch# 375832 DEEDWARR
03/23/2020 11:04:47 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20200323-0031357

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#X61-10

ADDRESS NEW OWNER:
Samuel J. Wilson
2506 Lincoya Court
Nashville, TN 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Community Mortgage, Inc.
262 Robert Rose Drive, Ste. 200
Murfreesboro, TN 37129

Parcel ID:
084-12-0-018

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Constance Hendrix and Elizabeth Rountree Smith,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Samuel J. Wilson and Catherine B. Carroll, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Addition to Lincoya Hills as of record in Book 3106, Page 66, said Register's Office for said County.

Said Lot No. 10 fronts 157.63 feet on the north side of Lincoya Court and runs back 113.35 feet on the west line and 167 feet on the east line to a deadline in the rear on which it measures 186.5 feet.

Being the same property conveyed to Charles E. Rountree and wife, Mary J. Rountree by deed from Ellen A. Spicer dated September 8, 1969 and of record in Book 4363, page 373, Register's Office for Davidson County, Tennessee. Charles E. Rountree died on February 22, 2008, leaving Mary J. Rountree as the surviving tenant by the entirety. Mary J. Rountree (being one and the same person as Mary Johnson Rountree) died on February 26, 2019. By her will, of record in Docket No. 19P498, Probate Court for Davidson County, Tennessee, she made the property part of her probate estate to be treated as personalty for administration purposes, and authorized her executor, Charles Evans Rountree, Jr., to convey the property. The sole beneficiary and devisee of the will, being Charles Evans Rountree, Jr., died intestate during the administration of the estate on July 26, 2019, leaving no surviving spouse or issue. As a result, Elizabeth Rountree Smith and Constance Hendrix, being all of the surviving issue of his parents, Charles E. Rountree and Mary J. Rountree, as all of his heirs at law. See also the affidavit of heirship of record as Instrument No. 20200323-0031356, Register's Office for Davidson County, Tennessee. David R. Thurston, executor of the estate of Mary J. Rountree, conveyed the estate's interest in the property to Elizabeth Rountree Smith and Constance Hendrix by deed of record as Instrument No. 20190808-0078787, said Register's Office.

This is improved property known as 2506 Lincoya Court, Nashville, TN 37214. Possession is to be given on March 19, 2020.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

WITNESS our hands this the 19th day of March, 2020.

Constance Hendrix

Elizabeth Rountree Smith

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Constance Hendrix and Elizabeth Rountree Smith,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of March, 2020.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 6/6/21

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$350,000.00**.

AFFIANT

Subscribed and sworn to before me on this 19th day of March, 2020.

NOTARY PUBLIC

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/9/2020