WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 599,900.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF March, 2020.

Notary Public
COMMISSION EXPIRES: 1-3-22

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 380057 **DEEDWARR**
03/31/2020 01:40:04 PM 3 pgs
Fees: $18.00 Taxes: $2,219.63

20200331-0034541

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patricia Newberry	New Owner	302 Franklin Limestone Road 135-00-0-047.00
(NAME)	(NAME)	
446 Franklin Limestone Rd.		446 Franklin Limestone Road 135-00-0-380.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		0 Franklin Limestone Road 135-00-0-048.01
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mary Jo Stilts,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia Newberry, a married woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1: M/P 135-00-0-047.00

That certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point in the Franklin Crusher Road (now known as Franklin Limestone Road) at Charlton's corner and running in an easterly direction with Charlton line 280 feet to a stob; thence in a northerly direction with the Stilts' line 162 feet to a stob; thence in a westerly direction with the Stilts' line 250 feet to a point in the center of Franklin Crusher Road (now known as Franklin Limestone Road); thence in a southerly direction with the center of said road 200 feet to the point of beginning and containing 1 acre, more or less.

Being the same property conveyed to Kenneth M. Stilts and wife, Mary Jo Stilts by Warranty Deed from Robert Leroy Stilts of record in Book 7936, Page 905, Register's Office for Davidson County, Tennessee, dated July 30, 1989 and recorded on September 13, 1989.

This is Unimproved property, known as 302 Franklin Limestone Road, Nashville, TN 37217

Tract 2: M/P 135-00-0-380.00

That certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 1 on the Final Plat for the Stilts Subdivision of record in Plat Book 6200, Page 664, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kenneth M. Stilts and Mary Jo Stilts by Warranty Deed from Horace Stilts and Delia Stilts of record in Book 3370, Page 285, Register's Office for Davidson County, Tennessee, dated April 6, 1962 and recorded on April 6, 1962.

Being also part of the same property conveyed to Kenneth M. Stilts and Mary Jo Stilts by Warranty Deed from Horace Stilts and Delia Stilts of record in Book 3373, Page 409, Register's Office for Davidson County, Tennessee, dated April 27, 1962 and recorded on April 27, 1962.

Being also the same property conveyed to Kenneth M. Stilts and wife, Mary Jo Stilts by Quitclaim Deed from Peggy Sue Trombley, Executrix of the Estate of Geneva R. Stilts, and Peggy Sue Trombley, Successor Trustee of record in Instrument No. 20090226-0017127, Register's Office for Davidson County, Tennessee, dated February 6, 2009 and recorded on February 26, 2009.

This is Improved property, known as 446 Franklin Limestone Road, Nashville, TN 37217

Tract 3: M/P 135-00-0-048.01

That certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

From a point in the Franklin Limestone Road and running in an Easterly direction with the R. L. Stilts line 500 feet to a concrete marker, the point of beginning. Thence in a Northerly direction with the Horace Stilts line 200 feet to a concrete marker. Thence with the Horace Stilts line in a Westerly direction 65 feet to a concrete marker in the said Horace Stilts line. Thence in a Southerly direction with the Horace Stilts line 163 feet 6 inches to a concrete marker. Thence in an Easterly direction with the R. L. Stilts line 65 feet to the point of beginning.

Being a part of the same property conveyed to Kenneth M. Stilts and Mary Jo Stilts by Warranty Deed from Horace Stilts and Delia Stilts of record in Book 3373, Page 409, Register's Office for Davidson County, Tennessee, dated April 27, 1962 and recorded on April 27, 1962. Said area described lies outside the boundaries contained in the plat of record in Book 6200, Page 664, said Register's Office.

This is Unimproved property, known as 0 Franklin Limestone Road, Nashville, TN 37217

Note: Tract 3: 0 Franklin Limestone Road is not being conveyed as a separate building lot.

The said Kenneth M. Stilts having since died on September 24, 2017, leaving Mary Jo Stilts as the surviving tenant by the entireties.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

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. successors 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, successors 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 26 day of March, 2020.

Mary Jo Stilts

Mary Jo Stilts

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Mary Jo Stilts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 26 day of March, 2020.

S. Nixon Pressley

Commission Expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE