Karen Johnson Davidson County
Batch# 413906 DEEDWARR
06/12/2020 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $767.75
20200612-0060388

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0295

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00

Julie Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of May, 2020

Carmen Coats
Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
James R. Chilton 2810 Blue Brick Drive Lot 35 Nashville, TN 37214	NEW OWNER	096-02-0-056.00

WARRANTY DEED

FOR AND IN 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/WE,
Matthew Doyle McJunkin and Angela Renee Hudson, heirs at law of Ruby Hazel Broadway McJunkin
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
James R. Chilton, an unmarried man and Rachel Danielle Craft, an unmarried woman, as tenants in common with rights of survivorship
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 35 on the Plan of Clover Bottom Subdivision, Section One of record in Book 1424, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 35 fronts 75 feet on the Southerly Side of Blue Brick Drive and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Hugh D. McJunkin and wife, Ruby B. McJunkin by Warranty Deed from John K. Havlicek and wife, Edith Bearden Havlicek of record in Book 3278, Page 441, Register's Office for Davidson County, Tennessee, dated August 28,1961 and recorded on August 29,1961. (Value or consideration shown in aforementioned deed $10,500.00.) Hugh D. McJunkin died September 15, 1988 leaving Ruby B. McJunkin surviving tenant by the entirety.

Being the same property title to which vested in Matthew Doyle McJunkin and Angela Renee Hudson, by the Last Will and Testament of Ruby B. McJunkin, deceased (date of death October 24, 2018) entered in the Seventh Circuit Court of Davidson County, Tennessee Probate Division as Docket No. 19P418.

Power of Attorney of record in Instrument No.202006120060387 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2810 Blue Brick Drive Lot 35, Nashville, TN 37214

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 we so 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 and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of May, 2020.

Matthew Doyle McJunkin

Angela Renee Hudson by Matthew Doyle McJunkin, Attorney-In-Fact

By Matthew, Attorney in fact

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Matthew Doyle McJunkin** 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 Dickson, Tennessee this 29th day of May, 2020.

Notary Public
My Commission Expires: _____

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County **and State, Matthew Doyle McJunkin** 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, and who further acknowledged that he is the attorney in fact for **Angela Renee Hudson** and that he is authorized by **Angela Renee Hudson** to execute this instrument on her behalf.

Witness my hand and official seal at Dickson, Tennessee this 29th day of May, 2020.

Notary Public
My Commission Expires: _____

(Notary Seal)

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022