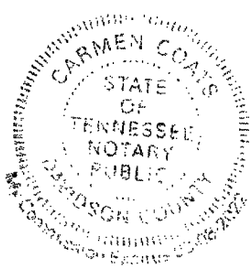
Karen Johnson Davidson County
Batch# 436761 DEEDWARR
07/13/2020 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20200713-0076519

State of Tennessee)
County of Davidson)

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

Julie Bailey
Affiant



Subscribed and sworn to before me, this 2nd day of July, 2020.

Carmen Coats
Notary Public:
My Commission Expires:

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Molly LeMay and Joseph LeMay 430 Kemper Drive North Madison, TN 37115	Community Mortgage Advisors 615 Main St. Suite 205 Nashville, TN 37206	041-12-0-095.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Patricia MaDonna Bryant, Individually as Heir at Law and as Personal Representative of the Estate of Solon Glenn Thompson and Dewayne Thompson as Heir at Law of Solon Glenn Thompson**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Molly LeMay and Joseph LeMay, wife and husband**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 15 on the Plan of Kemper Heights, Section 5 of record in Plat Book 3106, Page 52, 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 the same property conveyed to Solon Glenn Thompson, single person, by Warranty Deed from David Snow and Robin Lynn Snow, husband and wife, dated 8/19/2019 and recorded 8/21/2019 in Instrument No. 20190821-0083794, in the Register's Office of Davidson County, Tennessee. The said Solon Glenn Thompson having since died, testate, on December 16, 2019, his Estate being probated under Docket No. 19P2238, in the Probate Court for Davidson County, Tennessee, with Patricia MaDonna Bryant being appointed as Executrix. This real property not being addressed in the holographic will of Solon Glenn Thompson vests according to the laws of intestate succession in DeWayne Thompson and Patricia MaDonna Bryant, as they are the surviving heirs at law of decedent according to the sworn Amended Petition efiled 01/22/2020 of Record In The Seventh Circuit Court of Davidson County, Tennessee, Probate Division. See also Affidavits of Heirship of record as Instrument _202007130076516_____ and Instrument _202007130076517_____, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Conditions, easements, restrictions, and/or building set-back lines and all other matters that appear on the plat of record in Plat Book 3106, Page 52, Register's Office for Davidson County, Tennessee

Restrictive Covenant for Detached Structure in Instrument No. 20011109-0123433, in the Register's Office for Davidson County, Tennessee.

2020 Davidson County taxes; a lien not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 430 Kemper Drive North, Madison, TN 37115

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), his/her/their assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/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 my/our hand(s) this the 2nd day of July, 2020.

Patricia MaDonna Bryant, Personal Representative
Estate of Solon Glenn Thompson
By: Patricia MaDonna Bryant,
Personal Representative

Patricia MaDonna Bryant
Patricia MaDonna Bryant

DeWayne Thompson, by Patricia M Bryant as attorney in fact
Dewayne Thompson, by Patricia M. Bryant
as Attorney in Fact by virtue of Power of Attorney
of record in Instrument No. 202007130076518,
Register's Office of Davidson County, Tennessee.

State of Tennessee)
County of Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Patricia MaDonna Bryant**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the **Personal Representative of the Estate of Solon Glenn Thompson**, the bargainor, and who being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of July, 2020.

Commission Expires:
10/18/22

Brenda Hunt
Notary Public:

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Patricia MaDonna Bryant**, 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 for the purposes therein contained.

Brenda Hunt
Notary Public

Commission Expires: 10/18/22

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia C. Bryant**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the **Attorney in Fact of Dewayne Thompson**, the bargainor, and who, being authorized to do so, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of July, 2020.

Brenda Hunt
Notary Public:
Commission Expires: 10/18/22

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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