WARRANTY DEED

Karen Johnson Davidson County
Batch# 438383 DEEDWARR
07/15/2020 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20200715-0077654

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~13TH~~ 15th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) OCT 2 0 2020

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Will Harris and Loree Brown	New Owner	Parcel ID: 065 05 0 008.00
(NAME)	(NAME)	
4872 Rainer Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Marty Eastes aka Marvin Eastes as Guardian for Janet C. Eastes aka Janet Eastes** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William Tayor Harris, and wife, Loree Elizabeth Harris**, 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:

A certain tract or parcel of Land in Davidson County, Tennessee, described as follows to-wit:
Land in Davidson County, Tennessee, being Lot No. 394 on the Plan of Sherwood Forest, Section 4, as of record in Book 4460, Page 182 and 183, Register's Office for Davidson County, Tennessee.

SAID Lot No. 394 fronts 85 feet on the northerly side of Rainer Driver and runs back northwardly between lines 145 feet on the westerly side and 145 feet on the easterly side to a line at the rear measuring 85 feet thereon.

Being the same property conveyed to Larry G. Eastes and wife, Janet C. Eastes by Warranty Deed from Winfrey C. Link and Frances N. Link, by deed dated June 15, 1978, filed of record on June 20, 1978, of record in Book 5300, Page 847, Register's Office for Davidson County, Tennessee. Larry G. Eastes aka Larry Glen Eastes died January 4, 2019 leaving Janet C. Eastes the sole owner by survivorship. Marvin Eastes has been appointed guardian over Janet Estes aka Janet C. Eastes by the Davidson County, Tennessee Probate Division (Case No. 19P-1116) and said court did approve the sale of the above-described land by Order dated July 1, 2020.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4872 Rainer Drive, Old Hickory, TN 37138

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 13th day of July, 2020

Marty Eastes aka Marvin Eastes as Guardian for
Janet C. Eastes aka Janet Eastes

BY: Marty Eastes aka Marvin Eastes as Guardian for Janet C. Eastes aka Janet Eastes

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Marty Eastes aka Marvin Eastes as Guardian for Janet C. Eastes aka Janet Eastes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of July, 2020.

Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

File Number: FND-2006020SSO

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

