WARRANTY DEED

Karen Johnson Davidson County
Batch# 461006 DEEDWARR
08/20/2020 11:40:14 AM 2 pgs
Fees: $13.00 Taxes: $683.76

20200820-0094043

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $184,800.00.

Affiant

Subscribed and sworn to me this 19 day of August, 2020.

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT 07, 2021

ORTALEKELLEY LAW FIRM

R&R
40:

THIS INSTRUMENT WAS PREPARED BY:
(Richard W. Sebastian, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #33759

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jerre T. Maynor and Lynne M. Maynor 6612 Currywood Drive Nashville,TN 37205	New Owner	142 09 0B 859.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Artie Fuller, an unmarried woman**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Jerre T. Maynor and Lynne M. Maynor, husband and wife**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 859 in River Plantation, Section Five, Phase One, a Condominium, a Horizontal Property Regime located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Five, Phase One, Condominium Apartments, recorded in Book 5200, pages 145 and 146, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5410, page 248, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Artie Fuller by Warranty Deed from Scott M. Skidmore, Executor of the Estate of Raymond E. Skidmore, of record on June 24, 2020 as Instrument No. 20200624-0068153, Register's Office for Davidson, Tennessee.

The conveyance of the above-described parcel of land is subject to the following: (i) all taxes; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

This property is also known as improved property located at 859 General George Patton Road, Nashville, TN 37221.

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 GRANTOR does covenant with the said GRANTEES that she is 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 GRANTOR does further covenant and bind herself, her heirs and assigns, 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 my/our hand(s) this 19 day of August, 2020.

Artie Fuller

Artie Fuller

STATE OF TENNESSEE, COUNTY OF Davidson

Before me personally appeared Artie Fuller to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 19 day of August, 2020.

Todd A Bricker

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT 07, 2021