Karen Johnson Davidson County
Batch# 516912 DEEDWARR
11/16/2020 10:22:24 AM 3 pgs
Fees: $18.00 Taxes: $481.00
20201116-0134738

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lisa Marie Walker 704 May Dr. Nashville, TN 37115	Lisa Marie Walker 704 May Dr. Nashville, TN 37115	043020-118.00

THIS INDENTURE, made this 10th day of November, 2020 between

Elaine Tubb Wingerter, Zachary Dale Tubb, James Ray Barrow, Casey Nicole Barrow Lee, Bryce Tubb, and Codee Tubb

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Lisa Marie Walker, unmarried

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the 11th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 91 on the map of Farview, Section III, of record in Book 3700, Page 113, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more complete description of said lot.

Said Lot fronts 73 feet on the Easterly side of May Drive and extends back between parallel lines, 140 feet to a dead line.

Being a portion of Reserved Parcel B on the Plan of Farview, Section 3 of record in Plat Book 3700, Page 113: Beginning at an iron pin at the Easternmost common corner of Lots 90 and 91 of said Farview, Section 3; thence with the Easterly line of said Lot 91 N 21 deg. 31' 00" W, 72.91' to an iron pint at the Easternmost common corner of Lots 91 and 92; thence leaving said Lots N 68 deg. 26' 57" E, 124.94' to an iron pin; thence S 17 deg. 20' 02" E, 73.11 to an iron pin; thence S 68 deg. 26' 57" W 119.61' to the point of beginning, containing 0.20 acres more or less.

Property is subject to a 10' public utility and drainage easement and a TVA Transmission line easement.

Being the same property conveyed to Elaine Tubb Wingerter, Zachary Dale Tubb, James Ray Barrow, Casey Nicole Barrow Lee, Bryce Tubb and Codee Tubb by Affidavit of Heirship dated 8/26/2020 of record in Instrument Number 20200901-0099296, Register's Office for Davidson County, Tennessee.

Formerly being the same property conveyed to Robert R. Lemieux and wife, Lois Elaine Lemieux by Warranty Deed dated 8/5/68 from Alton W. Sullins and wife, Bobbie Sullins of record in Book 4262, Page 154 and further divested out of Robert Lemieux and into Lois

Elaine Lemieux by Divorce Order dated 8/27/73 of record in Book 5373, Page 871, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Lois Elaine Lemieux by Warranty Deed dated 10/5/81 from Hubert L. Baker and wife, Marilyn A. Baker of record in Book 5812, Page 180, Register's Office for Davidson County, Tennessee. The said Lois Elaine Lemieux now being deceased, having died on 11/2/2001.

This is (X) improved ( ) unimproved property known as: 704 May Dr., Nashville, TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2020 real property taxes which are to be prorated between the parties and paid at closing., and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

Elaine Tubb Wingerter
Elaine Tubb Wingerter

Zachary Dale Tubb
Zachary Dale Tubb

James Ray Barrow by Casey Nicole Barrow Lee attorney in fact
James Ray Barrow by Casey Nicole Barrow Lee, attorney in fact

Codee Tubb by Bryce Tubb, attorney in fact
Codee Tubb by Bryce Tubb, attorney in fact

Power of Attorney of record in
Instrument No. 20201116-0134736
Said Register's Office

Power of Attorney of record in
Instrument No. 20201116-0134737
Said Register's Office.

Casey Nicole Barrow Lee
Casey Nicole Barrow Lee

Bryce Tubb
Bryce Tubb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Elaine Tubb Wingerter, Zachary Dale Tubb, Casey Nicole Barrow Lee and Bryce Tubb, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 10th day of November, 2020.

Melissa Heavener
Notary Public
My Commission Expires: 7/3/2023

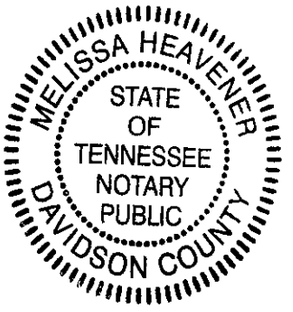
MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of November, 2020, before me personally appeared Bryce Tubb, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Codee Tubb, and who acknowledged that he executed the same as the free act and deed of Codee Tubb.

Witness my hand, at office, this 10th day of November, 2020.

Melissa Heavener
Notary Public
My Commission Expires: 7/3/2023



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of November, 2020, before me personally appeared Casey Nicole Barrow Lee, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of James Ray Barrow, and who acknowledged that he executed the same as the free act and deed of James Ray Barrow.

Witness my hand, at office, this 10th day of November, 2020.

Melissa Heavener
Notary Public
My Commission Expires: 7/3/2023



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $130,000.00.

Bryce Tubb
Affiant

Sworn to and subscribed before me, this 10th day of November, 2020.

Melissa Heavener
Notary Public
My Commission Expires: 7/3/2023

