Karen Johnson Davidson County
Batch# 557745 DEEDWARR
01/21/2021 07:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,405.90
20210121-0008916

WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $379,973.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF NOVEMBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11.20.23

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 160, Brentwood, TN 37027
file # 20-7992B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Joshua McIntyre and Robert McIntyre	First National Bank of Middle Tennessee	064-01-0-036.00
136 Dekewood Dr	1608 Williams Dr. Suite 301	
Old Hickory, TN 37138	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

M. K. IVONE FLEMING, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSHUA MCINTYRE AND ROBERT MCINTYRE, SPOUSES, MARRIED TO EACH OTHER

HEREINAFTER CALLED THE GRANTEE(S), 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. 2 on the Plan of Brandywine Place of record in Plat Book 6250, Page (s) 327 and 328, 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 Ernest M. Fleming and wife, M.K. Ivone Fleming by Warranty deed from Wayne Rankhorn Construction Co., Inc of record in Book 7142, page 854, Register's Office for Davidson County, Tennessee, dated February 12, 1987 and recorded on February 20, 1987.

The said Ernest M. Fleming, having died on June 6, 1992, his interest in said property vesting in M.K. Ivone Fleming as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 136 Dekewood Dr, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 23rd day of November, 2020.

M.K. Ivone Fleming by [signature], Attorney in Fact

M. K. Ivone Fleming

By: J. Carlton Drumwright, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of M.K. Ivone Fleming, for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of M. K. Ivone Fleming.

Witness my hand and official seal, this 23rd day of November, 2020.

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-23-2023

[signature]

Notary Public

My Commission Expires: _____

File #: 20-7992B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 160

Brentwood, TN 37027

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Lori Patterson, 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: 03/13/2022

PAMELA O SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY