Instrument Prepared By:
Douglas A. Braco
Kelly, Herbert & Crawford
3rd Floor, L & C Tower
Nashville, Tennessee 37219

BOK 36

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
143-02-17	Mr. John R. Ingram	New Owner 732 Harpeth Trace Nashville, TN 37221
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 732 Harpeth Trace	LOAN OR ACCOUNT NO. PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

15397

IDENTIFICATION REFERENCE

JUN 27 4 18 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 6902 PAGE 76

KENNETH D. McNEIL, Conservator of the Estate of Robert Vann

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN R. INGRAM

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 17 on the Plan of Treetop at Harpeth Trace, as of record in Plat Book 5200, page 775, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert E. Vann and wife, Elizabeth D. Vann, by deed from Martin L. Zeitlin and Jeffrey A. Zeitlin, as of record in Book 6771, page 297, the said Elizabeth D. Vann having since died and the said Kenneth D. McNeil having been appointed Conservator of the Estate of Robert E. Vann by Order of the Probate Court, Docket No. 77774, a certified copy of said Order being recorded in the Register's Office simultaneously herewith.

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act, as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water electrical, telephone and utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in Book 6287, page 417 and By-Laws of Treetops at Harpeth Trace Homeowners' Association, as of record in Book 6287, page 460 and all matters shown on the recorded plan of record in Book 5200, page 775. Also easements to Metropolitan Government of record in Book 5360, page 320, Book 5364, page 882 and Book 4889, page 192 and easement for water main in Book 5142, page 694.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is 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 1986 taxes, which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 27th day of June, 1986.

Kenneth D. McNeil, Conservator
of the Estate of Robert E. Vann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6902 PAGE 77

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Kenneth D. McNeil, Conservator of the estate of Robert E. Vann the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 27th day of June, 1986.

My commission expires: 3-11-90

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS:

$ 114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF June 19 86

MY COMMISSION EXPIRES 3-11-90 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

KENNETH D. McNEIL, CONSERVATOR

TO

JOHN R. INGRAM

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6902 PAGE 78

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			14000.00- CAMT.	
	VD		14000.00 CAMT.	
			14000.00- CAMT.	
			296.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	302.90-
1253A06/27/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15397

IDENTIFI REFERENCE

JUN 27 4 10 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 264707