WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/03 10:49 2pgs
Fees:13.00 Taxes:869.50

20030401-0042626

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE My Commission Exp. JUNE 2005 DAVIDSON CO. TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Law Offices of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Condurelis III	Same As Owner	**Map 117-9**
(NAME) **26 Foxhall Close**	(NAME)	**Parcel 25**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lee L. Overton, Trustee of the Lee L. Overton Revocable Living Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steve Condurelis III,** ** 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:

**and Paul E. Trey,

Land in the 7th Civil District of Davidson County, Tennessee, being part of Lot No. 4 on the Plan of Billington Subdivision of record in Book 547, page 116, Register's Office for Davidson County, Tennessee, and being Lot No. 1 on the Plan of Hymor Subdivision of said Lot No. 4, not of record, described according to a survey made by George W. Watkins, Surveyor, June 30, 1949, as follows:

Beginning on the westerly margin of Hilldale Drive, at a Point 606 feet north of the corner of Lot Nos. 3 and 4 on the Plat of said Billington Subdivision, and being the corner of Lots Nos. 1 and 2 on the said unrecorded plan; thence with the line between said Lot Nos. 1 and 2 westwardly 214 feet; thence north 4-1/2 deg. East 100 feet to a point in the southerly margin of Valley Brook Place; thence south 86 deg. 40 min. east 191.7 feet to a point at the beginning of a curve having a radius of 23.8 feet around said curve to a point in the westerly margin of Hilldale Drive; thence southwardly 75 feet to the beginning.

Being the same property conveyed to Lee L. Overton, Trustee of the Lee L. Overton Revocable Living Trust by Quitclaim Deed from Leona L. Overton a/k/a Lee L. Overton of record in Instrument No. 20020111-0004492, Register's Office for Davidson County, Tennessee. Davis C. Overton, Jr. died on February 29, 1980, leaving his interests to wife, Lee. L. Overton.

This conveyance is made subject to: (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 547, page 116, said Register's Office; and (c) all easements and restrictions of record.

unimproved ☐
This is improved ☒ property, known as 3703 Hilldale Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my hand this 24th day of March, 2003.

Lee L. Overton

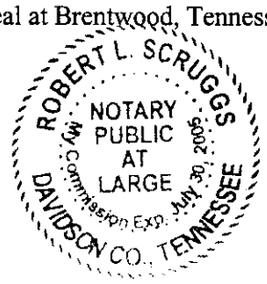
Lee L. Overton, Trustee of the Lee L. Overton
Revocable Living Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, notary public, Lee L. Overton, with who I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and further acknowledged that she is the trustee under that certain Lee L. Overton Revocable Living Trust , and who further acknowledged that she is authorized by said trust agreement to executed the within instrument, as trustee of said trust, for the benefit said beneficiary.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of March, 2003.

Commission expires:



Robert L. Scruggs Notary Public