WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$301,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Pilkerton III	DANA Griscom	103-16-80
(NAME) 3926 Kimpalong Avenue	(NAME) 4424 Forsythe Place	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/07/04 08:20 2pgs
Fees:13.00 Taxes:1113.70

20041207-0145415

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, **PATRICIA L. TAYLOR IN HER CAPACITY AS EXECUTRIX UNDER THE LAST WILL AND TESTAMENT OF INA W. GOLDMAN, AND AS THE ONLY LIFE TENANT UNDER SAID WILL OF THE PROPERTY (HEREINAFTER DESCRIBED) AND SUE LYNN ROBERTSON, JOANN STAPLES AND EUNICE WILLIAMS AS THE SOLE DEVISEES UNDER SAID WILL OF THE REMAINDER INTEREST OF THE PROPERTY (HEREINAFTER DESCRIBED),** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES F. PILKERTON, III AND DANA GRISCOM (BOTH OF WHOM ARE MARRIED BUT NOT TO EACHOTHER) AS TENANTS IN COMMON WITHOUT RIGHT OF SURVIVORSHIP,** 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:

LAND in Davidson County, Tennessee, being Lot No. 26 on the plan of Kimpalong Place in Harding Road Section of record in Book 547, page 18 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Lot No. 26 fronts 86 feet on the north side of Kimpalong Road, and runs back between parallel lines with the east margin of a 40 foot street 175 feet to a dead line

Being the same property conveyed to W. W. Goldman and Ina Wade Goldman as tenants by the entireties with right of survivorship by deed from P. O. Moss and Ida Lou Moss of record in Book 2877, page 111 said Register's Office, the said W. W. Goldman have predeceased his wife who died on March 12, 2004, leaving a Last Will and Testament of record in Will Book 5665, page 1578882 and probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division under Docket No. 04P977, the court having ordered the executrix, Patricia L. Taylor to sell the aforesaid property, said order having been entered on October 15, 2004, and the Grantors, herein names, being the sole devisees and residuary beneficiaries named in the Will join in this conveyance for the purpose of demonstrating their consent.

Being the same property conveyed to W. W. Goldman and Ina Wade Goldman as tenants by the entireties with right of survivorship by deed from P. O. Moss and Ida Lou Moss of record in Book 2877, page 111 said Register's Office, the said W. W. Goldman have predeceased his wife who died on March 12, 2004, leaving a Last Will and Testament of record in Will Book 5665, page 1578882 and probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division under Docket No. 04P977, the court having ordered the executrix, Patricia L. Taylor to sell the aforesaid property, said order having been entered on October 15, 2004, and the Grantors, herein named, being the sole devisees and residuary beneficiaries named in the Will join in this conveyance for the purpose of demonstrating their consent.

unimproved ☐

This is improved ☒ property, known as 3926 Kimpalong Avenue, 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 2nd day of December, 2004.

Ina Goldman Estate

JoAnn Staples By Patricia L. Taylor Attorney in Fact
JoAnn Staples
Remainderman and residual beneficiary
By: Patricia L. Taylor, her Attorney in Fact

By: Patricia L. Taylor, Executrix
Patricia L. Taylor, Executrix

Eunice Williams By Patricia L. Taylor, Attorney in Fact
Eunice Williams
Remanderman and residual beneficiary
By: Patricia L Taylor, her Attorney in Fact

Patricia L. Taylor, Life Tenant and residual beneficiary
Patricia L. Taylor, Life Tenant and residual beneficiary

Sue Lynn Robinson By Patricia L. Taylor Attorney in Fact
Sue Lynn Robinson
Remainderman and residual beneficiary
By: Patricia L. Taylor, her Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia L. Taylor, one of the Bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument in her capacities set forth for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of December, 2004.

Commission expires: July 21, 2007

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Shannon Philbin Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia L. Taylor, with whom I am personally acquainted and who, upon her oath, acknowledged herself to be the Attorney in Fact for the within named JoAnn Staples, Eunice Williams and Sue Lynn Robinson, three of the bargainors and being authorized to act on behalf of said persons, she executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of December, 2004.

Commission expires: July 21, 2007

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Shannon Philbin Notary Public