WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/15/06 12:24 2 pgs
Fees:13.00 Taxes:210.90

20060515-0056695

FILE BOX 19B
06-03-014-J

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00.

Sandra S. Schwarz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th day of May, 2006

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ROBIN BOYD, UNMARRIED	New Owner	133-06-0
(NAME) 402 Veritas St.	(NAME)	13.00
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **THE JAMES WALTER PICKLE CHARITABLE FOUNDATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROBIN BOYD, UNMARRIED**, 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. 303 on the Plan of Sunrise Heights Addition, of record in Book 421, Page 2, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to THE JAMES WALTER PICKLE CHARITABLE FOUNDATION, by Deed from LAWRENCE J. SACKS, EXECUTOR OF THE ESTATE OF JAMES WALTER PICKLE, DECEASED, of record in Instrument No. 20040127-0010070, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 402 Veritas St., Nashville, TN, 37211.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 10th day of May, 2006

THE JAMES WALTER PICKLE CHARITABLE FOUNDATION

By: _____
LAWRENCE J. SACKS, TRUSTEE

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **LAWRENCE J. SACKS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the TRUSTEE of **THE JAMES WALTER PICKLE CHARITABLE FOUNDATION,** the within named bargainor(s), a Tennessee Charitable Foundation, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Foundation by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 10th day of May, 2006.

My Commission Expires: 03/31/07

_____
Notary Public

NOTARY PUBLIC AT LARGE