(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/23/06 11:19 2 pgs
Fees:13.00 Taxes:2109.00

20060523-0060406

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 10, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-10-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title and Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W & N Investments, LLC	Same as new owner	MAP 130-03-0/ PARCEL 074.00
(NAME)	(NAME)	
115 Hampsted Lane		
(ADDRESS)		
Franklin, TN 37069		
(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, **Anne Thomas Clayton and Allison McDermott Thomas, Co-Executors of the Estate of Sue Rankin Thomas**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **W & N Investments, LLC, a Tennessee limited liability company**, 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:

Being the easterly part of the southerly 125 feet of Lot No. 152 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sue R. Thomas, a fee simple, of record in Book 8018, page 660, said Register's Office. Sue R. Thomas is now deceased, letter of testamentary of record In Probate #06P-513 in the Seventh Circuit Court for Davidson County (Probate Division) have been issued to Anne Thomas Clayton and Allison McDermott Thomas as Co-Executors of the Estate of Sue Rankin Thomas. (Sue R. Thomas being one and the same as Sue Rankin Thomas.)

THIS CONVEYANCE IS SUBJECT TO: (1) 2006 County Taxes constitute a lien against said property, but are not yet due and payable. Said Taxes have been prorated as of the date of this instrument with Grantor(s) paying said prorata portion thereof to Grantee(s) who will be responsible for payment of said taxes when due and payable. (2) Subject to Easement for Sanitary Sewer granted to City of Belle Meade of record in Book 57887, page 330, Register's Office of Davidson County, Tennessee. (3) Subject to easement granted to Nashville Gas Co. of record in Book 7475, page 244, said Register's Office. (4) Subject to easement granted to Sue R. Thomas of record in Book 9851, page 180, said Register's Office. (5) Subject to easement granted to Sue R. Thomas and John W. Wessman of record in Book 10426, page 127, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 623 Lynnwood Blvd., Nashville, TN 37205
(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 19th day of May, 2006.

The Estate of Sue Rankin Thomas

By: Anne Thomas Clayton, Co-Executor

Anne Thomas Clayton, as Co-Executor of the Estate of Sue Rankin Thomas

By: Allison McDermott Thomas, Co-Executor

Allison McDermott Thomas, as Co-Executor of the Estate of Sue Rankin Thomas

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Anne Thomas Clayton and Allison McDermott Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themselves to be the Co-Executors of the Estate of Sue Rankin Thomas the within named bargainor, a corporation, and that Anne Thomas Clayton and Allison McDermott Thomas, as such Co-Executors, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as Co-Executors of said corporation

Witness my hand and official seal at Franklin, Tennessee this 19th day of May, 2006.

Commission expires: 1-10-10

Notary Public

MELANIE D DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 10, 2010