File No. 270600165

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $528,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2007

Notary Public

MY COMMISSION EXPIRES: 5/22/2010

(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 06/18/07 10:31 2 pgs
Fees:13.00 Taxes:2138.60
20070618-0072417

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell Taber	Russell Taber	
(NAME) 1718 Stokes Lane	(NAME) 1718 Stokes Lane	MAP/PARCEL 11707005700
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Rosemary Mortimer, Co-Executrix and Viola Prosser, Co-Executrix of the Estate of Mary P. Mortimer**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Russell Taber and wife, Jean Taber,** HEREINAFTER CALLED THE GRANTEE(S), 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. 13 of Block "A" on the Map of the Walter Stokes Homeplace Subdivision No. 1, of record in Book 974, Page 92, Register's Office for said County. Beginning at a point in the northerly margin of Stokes Lane, 905 feet west of the westerly margin of Brightwood Avenue, as shown on the Plan of Belmont Terrace Annex No. 2, of record in Book 421, Page 182, said Register's Office; thence westerly with the northerly margin of Stokes Lane, 100 feet to a point; thence northerly and at right angles to the northerly margin of Stokes Lane, 206 feet to a point; thence easterly and parallel with the northerly margin of Stokes Lane, 100 feet to a point; thence southerly 206 feet to the point of beginning.

Being the same property conveyed to Mary P. Mortimer by deed from Virginia Cotten Parks and Mary Jane Cotten Bullington of record in Book 4908, Page 755, Register's Office for Davidson County, Tennessee. Mary P. Mortimer has since died with her estate being administered in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee (Docket No. 06P-378). The property vested in Rosemary Mortimer and Viola Prosser as Co-Executrixes of the estate of Mary P. Mortimer with power of sale under the will of Mary P. Mortimer.

An Affidavit of Heirship stating that Rosemary Mortimer and Viola Prosser are the surviving heirs of Mary P. Mortimer has also been filed of record in Instrument No. 20060308-0027178, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1718 Stokes Lane, 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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 15th day of June, 2007.

Rosemary Mortimer, Co-Executrix

Viola Prosser, Co-Executrix

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Rosemary Mortimer, Co-Executrix and Viola Prosser, Co-Executrix of the Estate of Mary P. Mortimer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MT JULIET, Tennessee, this 6/15/2007.

My Commission Expires: 11.28.09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

File Number: 270600165

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Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122