WARRANTY DEED

File Number: 70585

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Jennifer C. Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF DECEMBER, 2008.

Maxine J. Rucker
Notary Public

MY COMMISSION EXPIRES: MAR 10 2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald A. Senter	GMAC	105-13-0-318.00
(NAME) 922 Bradford Ave.	(NAME) 1100 Virginia Drive	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Fort Washington, PA 19034	
(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, The Estate of Gilbert W. Senter, Jr. By: Julian F. Senter, Executor, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald A. Senter,* in Fee simple absolute, 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:

*-an unmarried man

SEE ATTACHED EXHIBIT A

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

unimproved ☐

This is improved ☒ property, known as 922 Bradford Ave., Nashville, TN 37204
(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 our hands this 8 day of December, 2008.

The Estate of Gilbert W. Senter, Jr.

Julian F. Senter, Executor
BY: JULIAN F. SENTER, EXECUTOR

Davidson County DEEDWARR
Recvd: 12/18/08 15:27 3 pgs
Fees:18.00 Taxes:333.00
20081218-0121300

OFFICIAL SEAL
NOTARY PUBLIC - MARYLAND
MICHAEL FRANCIS FEELEY
BALTIMORE COUNTY
My Commission Expires June 24,

STATE OF Maryland COUNTY OF Baltimore

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julian F. Senter, who signed as the Executor of the Estate of Gilbert W. Senter, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he Julian F. Senter is the Executor for the Estate of Gilbert W. Senter and executed the within instrument for the purposes therein contained for the Estate of Gilbert W. Senter, Jr. as the Executor.

Witness my hand and official seal at Balto (city), Maryland (state) this 8th day of December, 2008.

Commission expires: June 24 2011

Michael F Feeley
Notary Public

OFFICIAL SEAL
NOTARY PUBLIC - MARYLAND
MICHAEL FRANCIS FEELEY
BALTIMORE COUNTY
My Commission Expires June 24 2011

EXHIBIT A

922 Bradford Avenue, Nashville, TN 37204 Map 105-13-0 Parcel 318.00

Land in Davidson County, Tennessee, being Lot No. 26 on the Map of Waldkirch's Subdivision of Lots Nos. 8 and 9 in W. L. B. Lawrence's Addition to Nashville, as of record in Book 421, page 90, Register's Office for said County.

Said Lot No. 26 fronts 50 feet on the northerly side of Bradford, formerly Caroline Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Gilbert W. Senter and wife, Christine F. Senter by Warranty Deed from Robert M. Northern and wife, Mildred M. Northern, of record on December 6, 1963, in Record Book 3670, page 143, Register's Office for Davidson County, Tennessee.

The said Christine F. Senter having since died on May 13, 1999, of Record in the State of Tennessee Office of Vital Records, Davidson County, Tennessee, thereby leaving the property to Gilbert W. Senter Jr. in Fee Simple.

The said Gilbert W. Senter, Jr. having since died on April 5, 2006, of Record in the State of Tennessee Office of Vital Records, Davidson County, Tennessee, thereby bequeathing the property to his son's, Julian F. Senter, Ronald A. Senter, Joselyn C. Senter, and Carlton B. Senter in equal shares.

The Last Will and Testament filed of record in the Register's Office of Davidson County, Instrument No. 20080411-0037089. The Estate of Gilbert W. Senter, Jr. of record in the Seventh Circuit Probate Court for Davidson County, Docket No. 06P-2045. The Estate of Gilbert W. Senter, Jr. declared insolvent and the property bequeathed by will was court ordered on June 26, 2008 to be brought back into the Estate to sale the property. The court additionally giving the Executor, Julian F. Senter the authority to execute any and all documents to sale the property.

On November 25, 2008 in the Estate of Gilbert W. Senter, Jr., Docket No. 06P-2045 the court granted an order allowing said property to be sold directly to Ronald A. Senter in fee simple absolute and granted a default judgment against Carlton B. Senter for failure to respond or appear from such notice of publication in regards to his interest as a beneficiary to the estate and the sale of the real property. Further noting that Julian F. Senter and Joselyn C. Senter signed and notarized affidavits waiving their respective interest in said property as beneficiaries.