WARRANTY DEED

LESLIE D. NASH
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 125 River Rock Blvd., Suite B, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Terry Wayne Ashburn	Terry Ashburn	19-072.04-0-278.00
(NAME)	(NAME)	
1456 Janie Aveune	1456 Janie Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(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, Terry Ashburn, Executor of the Estate of James D. Boone, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry Wayne Ashburn, 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:

SEE ATTACHED EXHIBIT "A"

unimproved ☐

This is improved ☑ property, known as 1455 Janie Avenue, Nashville, TN 37216
(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 15th day of July, 2009.

The Estate of James D. Boone

BY: Executor
Terry Ashburn, Executor

Terry Ashburn, Individual

Frances B. Neely a/k/a Frances Rhea Neely by Candace Campbell

Frances B. Neely a/k/a Frances Rhea Neely by Candace Campbell, Attorney-In-Fact

The Estate of Margaret B. Cartwright

BY: Executor
Mark P. Cartwright, III, Executor

Mark Cartwright, III, Individual

Patricia Cartwright Hines

Patricia Cartwright Hines, Individual

File No.: 0034
TN Warranty Deed

BILL GARRETT, Davidson County
Trans: T20090073040 DEEDWARR
Recvd: 10/27/09 16:08 4 pgs
Fees: 23.00 Taxes: 379.25

20091027-0099261

State of Tennessee

County of Davidson

On this 18th day of September, 2009 before me personally appeared Terry Ashburn, to me known (or proved to me on the basis of satisfactory evidence) to be the person herein described and who executes the foregoing instrument and who acknowledges that he executed this instrument as his free act and deed.

Witness my hand and notarial seal on the day and year first above written.

My Commission Expires:

_____

Leslie D. Nash
Notary Public

LESLIE D. NASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012

State of Tennessee

County of Sumner

On this 18th day of September, 2009 before me personally appeared Patricia Cartwright Hines, to me known (or proved to me on the basis of satisfactory evidence) to be the person herein described and who executes the foregoing instrument and who acknowledges that she executed this instrument as her free act and deed.

Witness my hand and notarial seal on the day and year first above written.

My Commission Expires:

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Leslie D. Nash
Notary Public

LESLIE D. NASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012

State of Tennesse

County of Davidson

On this 18th day of September, 2009, before me personally appeared Candace Campbell, to me known (or proved to me on the basis of satisfactory evidence), to be the duly appointed Attorney-in-Fact for Frances B. Neely (also known as Frances Rhea Neely), the person herein described, and that she as such Attorney-in-fact, executed the foregoing instrument on behalf of Frances B. Neely and acknowledges that she executes this instrument as the free act and deed of Frances B. Neely, pursuant to the powers vested her in that Durable Power of Attorney for Property as recorded in the Register's Office for Davidson County, Tennessee at Instrument # 20090917-0087014.

Witness my hand and notarial seal on the day and year first above written.

My Commission Expires:

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Leslie D. Nash
Notary Public

LESLIE D. NASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012

State of Tennessee

County of Davidson

On this 18th day of September, 2009 before me personally appeared Mark P. Cartwright, III (also known as Mark Prince Cartwright, III and Mark Cartwright, III), to me known (or proved to me on the basis of satisfactory evidence) to be the person herein described and who executes the foregoing instrument and who acknowledges that he executed this instrument as his free act and deed.

Witness my hand and notarial seal on the day and year first above written.

My Commission Expires:

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LESLIE D. NASH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012

Leslie D. Nash
Notary Public

State of Tennessee

County of Davidson

On this 18th day of September, 2009 before me personally appeared Mark P. Cartwright, III (also known as Mark Prince Cartwright, III and Mark Cartwright, III), Executor of the Estate of Margaret B. Cartwright (or proved to me on the basis of satisfactory evidence) to be the person herein described and who executes the foregoing instrument pursuant to the power provided him as Executor on behalf of the Estate of Margaret B. Cartwright, and who acknowledges that he executed this instrument as his free act and deed in his capacity as Executor.

Witness my hand and notarial seal on the day and year first above written.

My Commission Expires:

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LESLIE D. NASH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012

Leslie D. Nash
Notary Public

State of Tennessee

County of Davidson

On this 18th day of September, 2009 before me personally appeared Terry Ashburn, (or proved to me on the basis of satisfactory evidence) Executor of the Estate of James D. Boone and who executes the foregoing instrument pursuant to the power provided him as Executor on behalf of the Estate of James D. Boone, and who acknowledges that he executed this instrument as his free act and deed in his capacity as Executor.

Witness my hand and notarial seal on the day and year first above written.

My Commission Expires:

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LESLIE D. NASH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012

Leslie D. Nash
Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 0034

A certain Tract or parcel of land in Davidson County, Tennessee, described as follows;

Being the Westerly part of Lot No. 33 of Block "D" on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 33 fronts 100 feet on the Easterly side of Janie Avenue, and runs back 175 feet on the Northerly line, and 185.7 feet on the Southerly line, to the Westerly line of the property conveyed to Charles S. Whitaker and wife, by deed from A. C. Breast and wife, of record in Book 1272, Page 204, said Register's Office, measuring 100 feet, more or less, thereon.

Being the same property conveyed to James D. Boone and wife Velma S. Boone by Warranty Deed from Winnie C. Bryant, widow, dated July 7th, 1951, recorded July 16th, 1951, of record in Book 2013, Page 455, Register's Office for Davidson County, Tennessee. Velma S. Boone died on July 3, 1995 leaving title vested in James D. Boone as the surviving tenant by the entirety. James D. Boone died on June 1, 2005 leaving a Last Will and Testament of record in the Probate Court Seventh Circuit Court for Davidson County, Tennessee at Probate Number 05P-876. The Heirs of Law of James D. Boone are Frances Rhea Neely, Margaret Cartwright and Terry Ashburn. Pursuant to the terms of the Will and Order of Probate, Terry Ashburn, Executor of the Estate of James D. Boone conveys the subject property on behalf of the Estate. Terry Ashburn conveys his interest in the property as an Heir at Will of James D. Boone. Frances Rhea Neely conveys her interest in the property as an Heir at Will of James D. Boone. Mark Patrick Cartwright, III (one and the same as Mark Cartwright, III) conveys the subject property as Executor of the Estate of Margaret B. Cartwright (one and the same as Margaret Cartwright) who died on January 4th 2009, leaving a Last Will and Testament duly recorded in the Probate Court of Sumner County, Tennessee at Number 2009P-29. Mark Cartwright, III and Patricia Cartwright Hines convey the subject property as the Heirs at Will of Margaret B. Cartwright.