WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090084452 DEEDWARR
Recvd: 12/15/09 11:18 2 pgs
Fees:13.00 Taxes:262.70

20091215-0114218

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Thos H. Ware, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: October 22, 2013
(AFFIX SEAL)

ANNE B. MADDEX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Lee Barrett	New Owner	MAP 135-09-0, PARCEL 14.00
(NAME)	(NAME)	
100 Maxwell Crossing	100 Maxwell Crossing	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood TN 37027	
(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, **Thomas H. Ware, Trustee of the John M. Stilts Supplemental Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M. Lee Barrett**, 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 Lot No. 14 on the plan of Una Manor, Section Two, of record in Book 2900, page 95, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas H. Ware, Trustee of the John M. Stilts Supplemental Trust, by deed from Dorothy H. Bishop, Personal Representative (Executrix0 of the Estate of Joyce Kathleen Stilts, Deceased, dated 2/24/09, of record in Instr. No. 20090306-0020354, Register's Office for Davidson County, Tennessee. Pursuant to the Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 09P-165, the property was to be sold at auction to provide for the needs of the beneficiary of the Trust.

This is the same legal description as used in the prior Deed.

This conveyance is subject to 2009 taxes, paid, prorated, and assumed by the Grantee; all matters as set out on the plan of record in Book 2900, page 95; Restrictive Covenants of record in Book 1036, page 116, Book 1036, page 276, and Book 3096, page 320; Sanitary Sewer and/or Strom Drainage Easement of record in Book 7487, page 854, said Register's Office. Subject to the rights and claims of parties in possession.

This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 2007 Forges Drive, Nashville, TN 37217

(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 11th day of December, 2009.

Thomas H. Ware, Trustee of the John M. Stilts Supplemental Trust

By: Thos H. Ware, Trustee

Thomas H. Ware, Trustee

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Thomas H. Ware, with whom I am acquainted (or proved to me on basis of satisfactory evidence) and who acknowledged upon oath that he is the Trustee of the John M. Stilts Supplemental Trust, and as such Trustee is authorized to execute this instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee this 11th day of December, 2009.

Commission expires: October 22, 2011

Ann B. Waddell

Notary Public

