WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,500.00

Nicholas Greco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 3-4-13
(AFFIX SEAL)

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joyce Tidwell Crawford	SAME	90-15-128
(NAME)	(NAME)	
450 Capri Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, Jeanan Mills Stuart, Conservator for Nora Maxine Roberts, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joyce Tidwell Crawford, 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:

Land in Davidson County, Tennessee, being Lot No. 1146 on the Map of Charlotte Park Subdivision, Section 16, of record in Book 3300, page 97, R.O.D.C.

Said Lot No. 1146 fronts 69 feet on the southeasterly side of Capri Drive and runs back between lines, 148.0 feet on the northeasterly side and 152.7 feet on the southwesterly side to a line in the r rear, measuring 84.4 feet thereon.

Being the same property conveyed to Nora Maxine Roberts Hart, a.k.a. Nora Maxine Roberts by Final Decree of Divorce dated July 5, 1966, Case No. 47656, Probate Court of Davidson County, Tennessee. Jeanan Mills Stuart has been appointed conservator to act on behalf of Nora Maxine Roberts in Case No. 09P-923, Seventh Circuit Court of Davidson County, Tennessee. See copy of court Order attached as Exhibit "A".

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **450 Capri Drive, Nashville, TN 37209**

(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 18th day of June, 2010.

Jeanan Mills Stuart, Conservator

Jeanan Mills Stuart, Conservator for Nora Maxine Roberts

BILL GARRETT, Davidson County
Trans:T20100038641 DEEDWARR
Recvd: 06/24/10 15:33 4 pgs
Fees:23.00 Taxes:386.65

20100624-0049532

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeanan Mills Stuart and who, upon her oath, acknowledged herself to be the Conservator for the within named Nora Maxine Roberts, being authorized to act on behalf of said person, she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18TH DAY OF JUNE, 2010.

Commission expires: 3-4-13

Notary Public



Exhibit A

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

PROBATE DIVISION

2010 JUN 18 AM 11:04

RICHARD R. ROOKER, CLERK

IN THE MATTER OF,

MAXINE ROBERTS,

Respondent.

Case No. 09P-923

ORDER APPROVING CONTRACT

FOR SALE OF REAL AND PERSONAL PROPERTY

This cause came to be heard on the 18th day of June, 2010, upon the motion of Jeanan Mills Stuart, conservator of the person and property of Maxine Roberts, for entry of an order approving the contract for sale of the residence and real estate belonging to Maxine Roberts, located at 450 Capri Drive, Nashville, Tennessee 37209, pursuant to an auction of the real property on June 12, 2010, for One Hundred Four Thousand Dollars Five Hundred Dollars & 00/100 ($104,500.00), less commission, expenses, and one-half of the closing fees, the sale of Ms. Roberts' motor vehicle for Two Thousand Nine Hundred Dollars & 00/100 ($2,900.00), and the payment of the auctioneer's expenses from the proceeds of the sale of the personal property in the amount of Two Thousand Three Hundred Seventy Dollars & 33/100 ($2,370.33); statements of counsel; exhibits; and, the entire record, from all of which it satisfactorily appears to the Court that the sale is in the best interest of the ward and the motion is well-taken and shall be granted.

IT IS, THEREFORE, ORDERED that Jeanan Mills Stuart as conservator of the person and property of Maxine Roberts is hereby authorized to sign the contract for the sale of the residence located at 450 Capri Drive, Nashville, Tennessee 37209, pursuant to an auction of the real property on June 12, 2010, for One Hundred Four Thousand Dollars Five Hundred Dollars & 00/100

($104,500.00), less commission and expenses to Charles Woodard, auctioneer, title insurance, prorated taxes, the sale of Ms. Roberts' motor vehicle for Two Thousand Nine Hundred Dollars & 00/100 ($2,900.00); to execute such other instruments, documents, including, but not limited to, deeds, bills of sale, and closing documents, as may be necessary to transfer title of the same and otherwise give effect to the contract of sale; and, to receive the proceeds of such sale and negotiate the same for the benefit of the estate.

ENTER, this the 18 day of June, 2010.

RANDY KENNEDY, JUDGE

APPROVED FOR ENTRY:

Jeanan Mills Stuart

JEANAN MILLS STUART
Tenn. Sup. Ct. No. 018911
P. O. Box 366
Brentwood, Tennessee 37024
(615) 256-2029

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been forwarded by First Class, U. S. Mail, with sufficient postage affixed thereto to carry the same to its destination, to Mr. Nicholas D. Bailey, Attorney at Law, 4700 Elkins Avenue, Nashville, Tennessee 37209, Ms. Betty Fay Lewis, 3103 Lakeland Drive, Nashville, Tennessee 37214, Mr. Ralph Roberts, 1054 Roberts Road, Moss, Tennessee 38575, and Ms. Kimberly Lynn Roberts, 4248 Nepal, Hermitage, Tennessee 37076, and Mr. David Lewis, 44 Creekwood Court, Franklin, Tennessee 37064 on this the 18th day of June, 2010.

Jeanan Mills Stuart
JEANAN MILLS STUART