6

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100048037 DEEDWARRSP
Recvd: 08/04/10 12:47 2 pgs
Fees:13.00 Taxes:2294.00
20100804-0061378

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip S. McSween	**SAME**	**145040029.00**
(NAME)	(NAME)	
1020 Overton Lea Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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 Robert F. Stamps**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phillip S. McSween, and Belinda S. McSween, husband and wife**, 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. 3 on the map of Lealand Manor, Second Addition, not of record, described according to a survey made by William A. Pitts, Surveyor, November 13, 1947, and a mortgage loan inspection by Brackman Land Surveying, File No. 10-026 dated July 26, 2010 as follows:

Beginning on the northerly margin of Overton Lea Road, at the Southeast corner of the property conveyed to John L. Farris and wife by deed from F. N. McNeill, Jr., Executor and Trustee, of record in Book 1883, Page 270, Register's Office for said County, Being the corner of Lots Nos. 3 and 4; thence with the line between said two lots, north 3 degrees 16' west 241.9 feet; thence north 3 degrees 9' east 313 feet; thence north 85 degrees 28' east 100.5 feet; thence north 34 degrees 39' east 192.7 feet; thence south 83 degrees 20' east 63.8 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots, south 0 degrees 59' west 601.6 feet to the northerly margin of Overton Lea Road; thence with same, southwestwardly 282.2 feet to the beginning, containing 3.67 acres, more or less.

Being the same property conveyed to Robert F. Stamps by deed dated November 29, 2000 from the Estate of Sue C. Stamps of record in Instrument No. 20010126-0008111, Register's Office for Davidson County, Tennessee. The said Robert F. Stamps died testate on May 2, 2010, leaving a Last Will and Testament dated January 13, 2010, which was admitted to Probate on May 11, 2010, Docket Number 10P-734 Probate Court Clerk's Office for Davidson County, Tennessee, wherein Equitable Trust Company was named Executor with full power to sell said real property.

unimproved ☐

This is improved ☒ property, known as **1020 Overton Lea Road, Nashville, TN 37220**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said, **Phillip S. McSween, and Belinda S. McSween, husband and wife**, forever. SAID Grantor warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

WITNESS the execution hereby on behalf of **The Estate of Robert F. Stamps, by Equitable Trust Company, as Executor of the Estate of Robert F. Stamps**. 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 **3rd day of August, 2010**.

The Estate of Robert F. Stamps, by Equitable Trust Company, as Executor of the Estate of Robert F. Stamps

By: W. Keith Keisling, Vice President and Trust Officer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **W. Keith Keisling** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the **Vice President and Trust Officer**, of **Equitable Trust Company**, on behalf of **The Estate of Robert F. Stamps,** the within named bargainor, and that as such officer and agent being authorized so to do, executed the foregoing instrument for the purposes therein containedby signing on behalf of the **Estate of Robert F. Stamps.**

Witness my hand and official seal at Office this 3rd day of August, 2010.

Commission expires: May 6, 2013

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public