WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110000357 DEEDWARR
Recvd: 01/03/11 14:06 4 pgs
Fees:23.00 Taxes:362.60
20110103-0000511

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$98,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
May Lauren MacGillivray	**NEW OWNER**	**44-15-156**
(NAME)	(NAME)	
807 Lawrence Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **Frances W. Kunkel, by and through her court appointed Conservator, Jeanan Stuart**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **May Lauren MacGillivray**, 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. 261 on the plan of Section "A" Village of Old Hickory of record in Plat book 1424, page 68 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James D. Kunkel and wife, Frances W. Kunkel by deed from Charles D. Rigsby and wife, Clara S. Rigsby of record in Book 4448, page 420 Register's Office for Davidson County, Tennessee, the said James C. Kunkel having since died on October 21, 1997 vesting fee simple title in his wife Frances W. Kunkel as the surviving tenant by the entirety. Pursuant to a previous order entered in the Seventh Circuit Court Davidson County, Tennessee under Docket Number 10P-914, Jeanan Stuart was appointed Conservator of the person and property of Frances W. Kunkel and the court approved the sale of the above described property by order entered on December 17, 2010, a copy of which is attached hereto as Exhibit "A"

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **807 Lawrence Street, Old Hickory, TN 37138**

(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 30th day of December, 2010.

By: Frances W. Kunkel by her court appointed Conservator, Jeanan Stuart

Frances W. Kunkel, by her court appointed Conservator, Jeanan Stuart

STATE OF TENNESSEE

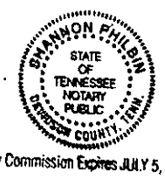
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeanan Stuart, who upon her oath, acknowledged herself to be the court appointed Conservator for the person and property of the within named Frances W. Kunkel, and 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 30TH DAY OF DECEMBER, 2010.

Commission expires: 7-5-11

Notary Public



My Commission Expires JULY 5, 2011

Exhibit "A"

FILED
2010 DEC 17 PM 12:43
RICHARD R. ROOKER, CLERK
D.C.

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

IN RE: CONSERVATORSHIP OF	)	
	)	
FRANCES W. KUNKEL,	)	No. 10P-914
	)	
Respondent.	)	

ORDER APPROVING CONTRACT

FOR SALE OF REAL AND PERSONAL PROPERTY

This cause came to be heard on the 17th day of December, 2010, upon the motion of Jeanan Mills Stuart, conservator of the person and property of Frances Kunkel, for entry of an order approving the contract for the sale of the residence and real estate belonging to Frances Kunkel, located at 807 Lawrence Street, Old Hickory, Tennessee 37138, pursuant to an auction of the real property on December 4, 2010, for Ninety-Eight Thousand Dollars & 00/100 ($98,000.00), less commission, expenses, and one-half of the closing fees, the sale of Mrs. Kunkel's vehicle for Seven Thousand Six Hundred Dollars & 00/100 ($7,600.00), and the payment of the auctioneer's expenses from the proceeds of the sale of the personal property in the amount of Three Thousand Four Hundred Thirty-Five Dollars & 80/100 ($3,435.80); 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 Frances Kunkel is hereby authorized to sign the contract for the sale of the residence and real estate belonging to Frances Kunkel, located at 807 Lawrence Street, Old Hickory, Tennessee 37138, pursuant to an auction of the real property on December 4, 2010, for Ninety-Eight Thousand Dollars & 00/100 ($98,000.00), less commission, expenses, and one-half of the closing fees, the sale

of Mrs. Kunkel's vehicle for Seven Thousand Six Hundred Dollars & 00/100 ($7,600.00), and the payment of the auctioneer's expenses from the proceeds of the sale of the personal property in the amount of Three Thousand Four Hundred Thirty-Five Dollars & 80/100 ($3,435.80); 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 17th day of Dec, 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. Karl D. Warden, Esq., One Washington Square, Suite 103, 214 Second Avenue North, Nashville, Tennessee 37201, and Ms. Lori Nicholas, 2013 Smith Circle Drive, Greenbrier, Tennessee 37073 on this the 17th day of December, 2010.

Jeanan Mills Stuart
JEANAN MILLS STUART