BILL GARRETT, Davidson County
Trans:T20130016685 DEEDWARR
Recvd: 02/28/13 13:29 2 pgs
Fees:13.00 Taxes:462.50

20130228-0020077

6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$125,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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
Patricia Mixon	Patricia Mixon	**09012014400**
(NAME)	(NAME)	
6300 Henry Ford	3604 Hampton Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37215	
(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, **Virginia Maynard and Geraldine Rigsby**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Patricia Maura Mixon Living Trust dated August 8, 2006,** 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. 161 on the Plan of Charlotte Park, Section 2, as of record in Book 2663, Pages 22 and 23, Register's Office for said County, described as follows:

Beginning on the northeasterly margin of Henry Ford Drive at the corner of lots Nos. 161 and 177; thence with the line between said two lots northeastwardly 127.3 feet to the corner of lots Nos. 161 and 162: thence with the line between said two lots southeastwardly 138 feet to the northwesterly margin of Bagleyshop Drive; thence with said Drive southwestwardly 89.3 feet to the beginning of a curve; thence around said curve with a radius of 25 feet in a westerly direction 37 feet to the northeasterly margin of Henry Ford Drive; thence with said Drive northwestwardly 83.6 feet to the beginning.

Being the same property conveyed to Francis M. Maynard and wife, Jennie M. Maynard by deed dated December 9, 1957 from Pete Turner and wife, Addie B. Turner of record in Book 2706, Page 379, Register's Office for Davidson County, Tennessee. The said Francis M. Maynard died survived by his wife, Jennie M. Maynard who thereafter died intestate on December 22, 1998 survived by her heirs at law. Being her children, Juanita Dillingham, Virginia Maynard and Geraldine Rigsby. The said Juanita Dillingham has since died Intestate on June 8, 2011 survived by her husband, Henry Dillingham, Jr. and children Pamela F. Sharpe, Douglas L. Dillingham, Jeffrey E. Dillingham and Jeannie M. Hansford. Martha Sue Trisdale, who predeceased her mother on November 6, 1994, had no children but was survived by her husband, Tom Trisdale. The interest of Henry Dillingham, Jr., Pamela F. Sharpe, Douglas L. Dillingham, Jeffrey E. Dillingham and Jeannie M. Hansford was conveyed to Virginia Maynard by deeds of record in Instrument No. 20130225-0018403, 20130225-0018404, 20130225-0018405 and 20130225-0018406, respectively. The interest of Tom Trisdale was conveyed to Geraldine Rigsby by deed recorded in Instrument No. 2013225-0018407, Register's Office for Davidson County, Tennessee. See Affidavit of Heirship recorded in Instrument No. 20130228-0020076, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **6300 Henry Ford, 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 26th day of February 2013.

Virginia Maynard by Jack Rigsby

Virginia Maynard
By: Jack Rigsby as Attorney-in-Fact
Executed pursuant to Power of Attorney
of record in Instrument No. 20110809-0061113.

Geraldine Rigsby

Geraldine Rigsby

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Jack M. Rigsby** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Virginia Maynard** as Attorney-In-Fact, as his free act and deed.

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

Witness my hand and official seal at Nashville, Tennessee this 26th day of February 2013.

Commission expires: May 6, 2013

I. Dyke Tatum — Notary Public

Before me, the undersigned, of State and County aforesaid, personally appeared **Geraldine Rigsby** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

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

Witness my hand and official seal at Nashville, Tennessee this 26th day of February 2013.

Commission expires: May 6, 2013

I. Dyke Tatum — Notary Public