WARRANTY DEED

Mandy Alsup State of Tennessee Notary Public Wilson Co.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-20-15
(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
Lois A. Pitt Adrian R. Long	Pinnacle Bank	08501000100
(NAME) 2693 Glenoaks Drive	(NAME) 150 3rd Avenue South, Suite 900	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37201	
(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, **Frederick Scott Dibrell, sole devisee under the Last Will and Testament of Jeff L. Dibrell,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lois Pitt, a single woman and Adrian R. Long, joint tenants with right of survivorship,** 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 the 3rd Civil District of Davidson County, Tennessee, described according to a survey by Wm. Collier Parrish Associates, Civil Engineers, dated May 31, 1960 as follows:

Beginning at an iron pin the Glenn Oaks Drive, being the common corner with G.F. Vantrease; thence N 11° 05' E 537.9 feet to an iron pin; thence S 79° 35' E 203.3 feet to an iron pin; thence S 4° 42' E 568.3 feet to a concrete monument; thence N 77° 54' W 358.74 feet to the point of beginning, containing 3.51 acres, more or less.

Being the same property conveyed to Jeff L. Dibrell and wife, Ann D. Dibrell by Deed from Earl Helms Sr. and wife, Lexie Helms, dated 07/06/1960 and filed for record on 07/07/1960 in Book 3098, Page 633, Register's Office for Davidson County, Tennessee, the said Ann D. Dibrell having since died in November 1994. By operation of law, the fee simple interest in said property became vested in her husband Jeff L. Dibrell the sole surviving tenant by the entirety.

The said Jeff L. Dibrell died testate on 09/14/2012 devising subject property to Frederick Scott Dibrell, M.D. as evidenced by the Last Will and Testament of Jeff L. Dibrell filed in Will Book Instrument 20121011009305 6, in the Register's Office for Davidson County and under Docket P-794, Bledsoe County Probate Office.

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 **2693 Glenoaks Drive, Nashville, TN 37214**

(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.

BILL GARRETT, Davidson County
Trans:T20130031777 DEEDWARR
Recvd: 04/18/13 09:27 2 pgs
Fees:13.00 Taxes:784.40

20130418-0038509

Witness my hand this 16th day of April, 2013.

Frederick Scott Dibrell
by Bob McKeown, his attorney-in-fact

Fredrerick Scott Dibrell
By: Bob McKeown, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bob McKeown with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named Frederick Scott Dibrell and being authorized to act on behalf of said person he executed the foregoing instrument as his free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16TH DAY OF APRIL, 2013.

Commission expires:



Notary Public