THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 13040202**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $59,800.00. Affiant Subscribed and sworn to before me, this 13th day of June, 2013. Notary Public My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20130052868 DEEDWARR
Recvd: 06/21/13 15:06 4 pgs
Fees:23.00 Taxes:221.26
20130621-0064079

WARRANTY DEED

Address New Owner: Charles Grisham 111 Peachtree St Nashville TN 37210	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11905008300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Russell Maze and Judy Kirk and Earlene Levesque** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Grisham**, unmarried ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of the subdivision of Lots Nos. 3 and 4, and parts of 5 and 6, Cumberland Nursuries Plan, of record in Book 332, Page 148, Register's Office for said County.

Being the same property conveyed by Installment Deed from Fred W. Ensey and Carl R. Brooks, d/b/a Harding Mall Realty Co., a partnership to Earl Maze and wife, Sylvia Louise Maze as recorded on the 5th day of June, 1978 in Deed Book 5293, Page 700 and Quitclaim Deed from Fred W. Ensey d/b/a Harding Mall Realty Company to Earl Maze and wife, Sylvia Louise Maze as recorded on the 26th day of May, 1983 in Deed Book 6063, Page 490, in the Register's Office of Davidson County, Tennessee.

Sylvia Louise Maze having died December 15, 2005 in Davidson County, Tennessee. Earl Maze having died January 29, 2013 in Williamson County, Tennessee. Earl Maze having died intestate. **Russell Maze and Judy Kirk and Earlene Levesque** being his only heirs pursuant to Affidavits of Heirship of record in Instrument No. 20130621-0064074 and 20130621-0064075 in the Register's Office of Davidson County, Tennessee.
*See also Exhibit A

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF LOTS NO'S 3 AND 4 AND PARTS OF 5 AND 6, CUMBERLAND NURSURIES PLAN, as recorded in Plat Book 332, Page(s) 148.

This is improved property located at 111 Peachtree St Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of June, 2013.

Russell Maze by Kathy Stanton, Attorney in Fact
Russell Maze
By Kathy Stanton, Attorney in Fact

Judy Kirk by Kathy Stanton, Attorney in Fact
Judy Kirk
By Kathy Stanton, Attorney in Fact

Earlene Levesque by Kathy Stanton, Attorney in Fact
Earlene Levesque
By Kathy Stanton, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kathy Stanton,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Russell Maze, Judy Kirk and Earlene Levesque,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 13th day of June, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

EXHIBIT A

LAST WILL AND TESTAMENT

OF

EARL MAZE

I, **EARL MAZE,** of Nashville, Tennessee, being of sound mind and disposing memory do make and publish this my Last Will and Testament, hereby revoking all other Wills and codicils theretofore made by me at any time.

I.

I direct that all my just debts, funeral expenses, expenses of administration, and all taxes that may be chargeable to my estate, including state and federal inheritance taxes, are paid by my Executrix, hereinafter names, before any distribution would be made hereunder.

II.

I specifically bequest my automobile and all tools to my son, Russell L. Maze, to be given prior to any distribution under provision III of this Will.

III.

All the rest, residue and remainder of my property, real, personal or mixed, wheresoever situated, including lapsed legacies and devises, remainders, reversions, expectancies, income collected during the period of administration of my estate, all property of which I have power of testamentary disposition, control or appointment, and all other property and interest of every nature or kind, I give, devise and bequeath to, three surviving children, my son, Russell L. Maze, of Nashville, TN, my daughter, Earlene Levesque of Chicago, Illinois, and my daughter, Judy Kirk of Chicago, Illinois, to share and share alike per capita. If my heirs do not survive me, then I direct the disbursement of my estate in accordance with the statutory provision for the State of Tennessee.

VI.

I hereby nominate, constitute and appoint my niece, Kathy A. Stanton, as my Executrix and in the event my niece is unable or unwilling to serve I hereby appoint my daughter-in-law, Kaye Maze, as alternate Executrix of this my Last Will and Testament. I direct that no bond or other securities be required of the aforenamed persons and that they not be required to file any inventory or accounting of my estate.

IN WITNESS WHEREOF, I have hereunto set my hand to this my Last Will and Testament, appearing on this page, and each additional page, which is identified by my initials except for this page which I have signed at Nashville, Tennessee, this the 20 day of October, 2006.

EARL MAZE, Testator

The foregoing instrument and subscribed, published, and declared by **Earl Maze**, the Testator above-named, as and for his Last Will and Testament in the presence of each of us, who, at his request, in his presence, and in the presence of each other, have hereunto subscribed our names on this the 10 day of October, 2006.

John W. Read
WITNESS

Baptist Hospital
Nashville, TN
ADDRESS

-Empty-
WITNESS

ADDRESS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

John W. Read and -Empty-
after first being duly sworn or affirming, make oath or affirm that the foregoing Last Will and Testament was signed by Earl Maze and for, and at the time acknowledged, published and declared by him to be his Last Will and Testament, in the sight and presence of us, the undersigned, who at his request and in his sight and presence, and in the sight and presence of each other, have subscribed our names as attesting witnesses on the 10 day of October, 2006; and we further make oath or affirm that the Testator was of sound mind and disposing memory, and not acting under the fraud, menace or undue influence of any person, and was more than 18 years of age; and that each of the attesting witnesses is more than 18 years of age.

WITNESS

WITNESS

Sworn or affirmed and subscribed to before me, this 10 day of October, 2006.

NOTARY PUBLIC

JOHN W. READ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY