BILL GARRETT, Davidson County
Trans:T20130073334 DEEDWARR
Recvd: 08/26/13 09:27 2 pgs
Fees:13.00 Taxes:4070.00

20130826-0089516

Box 44

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of August, 2013.

GEORGE V. CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 7, 2015

Notary Public

My Commission Expires: _____

Address New Owner As Follows:
John V. Abbott and wife,
Nancy S. Abbott
701 Belle Meade Blvd.
Nashville, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Number:
130 02 0 133.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM C. KILLEBREW, JR. SUCCCESSOR TRUSTEE OF THE TRUST U/W/O MARGARET S. NYE**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOHN V. ABBOTT AND WIFE, NANCY S. ABBOTT**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Certain real estate in Davidson County, Tennessee, more particularly described as follows:

Being lots Nos. 1 and 2 in the subdivision of lots Nos. 19, 20, and 21, Belle Meade Second Plan, as of record in Book 421, page 172, Register's Office for said County. Said lots Nos. 1 and 2 front together 182 feet on the westerly side of Belle Meade Boulevard and run back 284 feet on the south line and 287 feet on the north line, with the southerly margin of Iroquois Avenue, to a dead line and show 184 feet on said dead line.

Being the same property conveyed to William C. Killebrew, Jr., Successor Trustee of the Trust u/w/o Margaret S. Nye by Quitclaim Deed dated July 24, 2002, from SunTrust Bank, Trustee of

the u/w/o Margaret S. Nye of record in Instrument# 20020725-0089519; said property being the same property as conveyed to SunTrust Bank, Formerly Third National Bank, as Trustee of the Trust u/w/o Margaret S. Nye of record in Will Book 159, page 426, in the Probate Court of Davidson County and in Book 7837, page 749, both in the Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Subdivision of Lots No. 19, 20 and 21, Belle Meade 2nd Plan of record in Plat Book 421, page 172, in the Register's Office for Davidson County, Tennessee.

3. Terms and conditions of the Easement for Sanitary Sewer as conveyed to the City of Belle Meade of record in Book 5787, page 237, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **701 Belle Meade Blvd., Nashville, TN 37205.**

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 23rd day of August, 2013.

W C Killebrew SUCCESSOR TRUSTEE

William C. Killebrew, Jr., Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William C. Killebrew, Jr., Successor Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of August, 2013.

GEORGE W. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015

Notary Public

My Commission Expires:

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