6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130089357 DEEDWARR
Recvd: 10/17/13 09:04 2 pgs
Fees:13.00 Taxes:1332.95
20131017-0108320

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,257.64

Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 8, 2017.
(AFFIX SEAL)

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
Ryan V. Adair	**Ryan V. Adair**	**145050004.00**
(NAME)	(NAME)	
1785 Tyne Blvd.	**1785 Tyne Blvd.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Nashville, Tennessee 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, **Equitable Trust Company, Successor Trustee of the Frank W. Van Lear Family GST Trust under Agreement dated February 6, 1991**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan V. Adair,** 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. 25 on the Plan of Tyne Valley Estates, Sec. I, as of record in Book 3300, page 53, Register's Office for said County, described as follows:

Beginning at a point in the southeasterly margin of Tyne Boulevard, at the corner of Lots 24 and 25; thence with the line between said lots, southeasterly 355.4 feet to a point; thence southwesterly 282 feet to the northeasterly margin of Beauregard Drive; thence with the margin of the same, northwesterly 326.22 feet to the beginning of a curve; thence around said curve, northerly 37.75 feet to the margin of Tyne Boulevard; thence with the margin of the same, northeasterly 195.9 feet to the point of beginning.

Being the same property conveyed to Margaret A. Van Lear by deed dated January 7, 1976 from Dr. D.E. Crockarell and wife, Verna Lou Crockarell of record in Book 4986, Page 299, Register's Office for Davidson County, Tennessee. Margaret A. Van Lear thereafter conveyed her interest to NationsBank, N.A. Trustee under Trust Agreement with Margaret A. Van Lear dated March 10, 1986 by deed dated June 28, 1999 and recorded in Book 11548, Page 450 said Register's Office. Bank of America, Successor in Interest to NationsBank, N.A. conveyed all interest in said property to Bank of America, N.A. as Trustee under Agreement with Frank W. Van Lear Family GST Trust dated February 6, 1991 of record in Instrument No. 20091217-0114935 said Register's Office. Equitable Trust Company was appointed Successor Trustee in place and stead of Bank of America, N.A. pursuant to Notice of Transfer of record in Instrument No. 20110331-0024726, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1785 Tyne Blvd., Nashville, TN 37215**

(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 **15th day of October 2013**.

Equitable Trust Company, Successor Trustee of the Frank W. Van Lear Family GST Trust under Agreement dated February 6, 1991

By: T. Richard Travis, Sr. V.P.
T. Richard Travis, Senior Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **T. Richard Travis,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the **Senior Vice President** of **Equitable Trust Company, Trustee of the Frank W. Lear Family Trust** the within named bargainor and that he as **Senior Vice President**, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as **Senior Vice President.**

Witness my hand and official seal at Nashville, Tennessee this 15th day of October 2013.

Commission expires: May 8, 2017

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

I. Dyke Tatum Notary Public