WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130106279 DEEDWARR
Recvd: 12/23/13 08:22 2 pgs
Fees:13.00 Taxes:6475.00
20131223-0128933

PAUL F. SOPER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2525 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regions Wealth Management	Same as new owner	116-11-0-010.00
(NAME)	(NAME)	
150 4th Avenue, N., Ste. 900		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, AMY LUCILE RICH, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REGIONS BANK., N.A., TRUSTEE OF THE MARGARET THOMPSON SMITH TRUST FOR ELLEN LOUISE SMITH, U/A/D 5-16-95, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:

Being Lot No. 7 of Block "B" on the plan of Honeywood Subdivision of the Malone Estate, not of record, described according to a survey made by W. B. Southgate, Surveyor, July_, 1931, and June, 1936, as follows:

Beginning on the northeasterly margin of Honeywood Avenue, at the corner of Lots Nos. 7 and 8, being the southwest corner of the property conveyed to Thomas A. Pirtle, Jr., by deed from Mary Cornelia Malone, et al, of record in Book 1358, page 264, Register's Office for said County; thence with Pirtle's westerly line and the westerly line of Lot No. 9, north 36° east 224 feet to the common corner of Lots Nos. 7, 9 and 10; thence with the line between Lots Nos. 7 and 10 and 7 and 11, north 31 1/2° west 162.875 feet; thence southwestwardly to the northeasterly margin of Honeywood Avenue; thence with said Avenue; southeastwardly 150 feet to the beginning.

TRACT 2:

Being the westerly 65 feet of Lot 8 of Block "B" on the plan of Honeywood subdivision of the Malone Estate, not of record, described according to a survey made by W. B. Southgate, July, 1931, as follows:

Beginning on the northerly margin of Honeywood Avenue at the southeast corner of K. M. Armistead's property, said point being the common corner of lots Nos. 7 & 8; thence with the line, between said two lots northwardly 200 feet to the southerly line of lot No. 9; thence with the southerly line of said lot eastwardly 65 feet; thence southwardly 200 feet to the northerly margin of Honeywood Avenue; thence with the northerly margin of said Avenue, westwardly 65 feet to the point of beginning.

Being the same property conveyed to JOHN W. RICH AND WIFE, NORMA RICH, by deed from WILLISTON B. SYMONDS AND WIFE, MARILYN H. SYMONDS, of record in Book 4440, page 255, dated August 17, 1970; said Register's Office. Being further conveyed to NORMA TATE RICH, by Quitclaim Deed from JOHN W. RICH, of record in Book 8211, page 693, dated October 2, 1990, said Register's Office. Being further conveyed to JOHN W. RICH, AS A FIFTY PERCENT (50%), UNDIVIDED INTEREST, by Quitclaim Deed from NORMA TATE RICH, of record in Instrument No. 20050121-0008161, dated December 17, 2004, said Register's Office. NORMA TATE RICH further conveyed her interest to JOHN W. RICH, of record in Instrument No. 20070803-0092928, dated June 19, 2007, said Register's Office. The said John W. Rich having since died on or about May 20, 2013, said Register's Office. John A. Thorpe, Executor of the Estate of John W. Rich has full power to convey said property pursuant to the Will of John W. Rich of record in the Seventh Circuit Court Probate Court of Davidson County, Nashville, Tennessee, Docket No. 13P-949. John A. Thorpe, as Executor of the Estate of John W. Rich, further conveyed property by Executor's Quitclaim Deed to John A. Thorpe and Equitable Trust Company, as Successor Co-Trustee of the John W. Rich Revocable Trust, of record in Instrument No. 20130711-0071826, dated July, 1, 2013, said Register's Office. John A. Thorpe and Equitable Trust Company, as Successor Co-Trustee of the John W. Rich Revocable Trust further conveyed said property by Successor Co-Trustees Quitclaim Deed to Amy Lucile Rich, of record in Instrument No. 20130711-0071827, dated July 1, 2013, said Register's Office.

This conveyance is subject to: 2014 property taxes which are a lien, but not yet due and payable; all matters as shown on the plan of Honeywood Subdivision of the Malone Estate, not of record, described according to a survey made by W. B. Southgate, Surveyor, July_, 1931, and June, 1936; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4410 Honeywood Drive, Nashville, TN 37205

(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 our hands this 20th day of December, 2013.

Amy Lucile Rich

Amy Lucile Rich

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy Lucile Rich, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of December 2013

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14