File Box 8

BILL GARRETT, Davidson County
Trans:T20140005348 DEEDWARR
Recvd: 01/23/14 13:40 2 pgs
Fees:13.00 Taxes:969.40
20140123-0006494

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Copper Hill Properties, LLC P.O. BOX 41842 NASHVILLE, TN 37204	NEW OWNER	10411001000

For good and valuable consideration received, **Guardianship and Trust Corporation, Conservator for Sylvia Barish** by these presents does transfer and convey by Order of the Probate Court of **Davidson** County, Tennessee, being **Docket No. 13P-409** unto the Grantee, **Copper Hill Properties, LLC**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Sylvia Barish**, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 37 ON THE PLAN OF RICH RE-SUBDIVISION OF LOTS NO. 17-18-19-33-34 & 35 AND ORIGINAL LOTS NO. 20 TO 32 INCLUSIVE AND 36 TO 46 INCLUSIVE, IN MARSHALL & STOKES SUBDIVISION OF RECORD IN PLAT BOOK 547, PAGE 172, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO AL BARISH ET UX MOLLIE BARISH BY DEED FROM JAMES W. LINCOLN, III, SUBSTITUTE TRUSTEE OF RECORD IN BOOK 4103, PAGE 775, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 17, 1967, RECORDED FEBRUARY 17, 1967. SAID AL BARISH HAVING PREDECEASED MOLLIE BARISH. MOLLIE BARISH BEQUETHED SAID PROPERTY TO SYLVIA BARISH IN LAST WILL AND TESTAMENT OF RECORD IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE PROBATE DIVISION, CASE NO. 00P-1091. ORDER APPOINTING CONSERVATOR FOR SYLVIA BARISH RECORDED IN INSTRUMENT NUMBER 20130626-0065477, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 547, PAGE 172; BOOK 6190, PAGE 626, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

This is improved property known as 2722 Acklen Avenue, Nashville, TN 37212.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind itself as **Conservator for Sylvia Barish** its successsors, heirs and assigns, to warrant and forever defend the title to said

land to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 22nd day of January 2014.

Guardianship and Trust Corporation as
Conservator for Sylvia Barish

Paula Reed

By: Paula Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of January 2014, before me personally appeared, Paula Reed, Representative of Guardianship and Trust Corporation, Conservator for Sylvia Barish, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Sylvia Barish, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 22nd day of January 2014.

Megan Paulus

Notary Public

My commission expires: 1-9-16

MEGAN PAULUS
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 $262,000.00

Affiant

Subscribed and sworn to before me this 22nd day of January 2014.

Notary Public

My Commission Expires:

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017