BILL GARRETT, Davidson County
Trans: T20140030636 DEEDQC
Recvd: 05/05/14 10:17 2 pgs
Fees: 12.00 Taxes: 0.00

20140505-0037849

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Margaret Ann Warner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2014

Brenda R Lehman
Notary Public

MY COMMISSION EXPIRES: March 8, 2015.

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
LEHMAN TITLE & ESCROW, LLC 6 Cadillac Dr Ste 190 Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Treglown Patton Warner, Mark Monroe Warner and Margaret Ann Barnhart, as Trustees of Margaret Ann Warner Irrevocable Trust		10409013000
(NAME) 3728 West End Avenue	(NAME) SAME	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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,

MARGARET ANN WARNER , MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TREGLOWN PATTON WARNER, MARK MONROE WARNER AND MARGARET ANN BARNHART, AS TRUSTEES OF MARGARET ANN WARNER IRREVOCABLE TRUST,

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. 19, Block 7, in Division A of the Plan of the Richland Realty Company, which is recorded in Plan Book 161, Page 151, Register's Office for said County, to which plat is hereby referred to for a more complete description.

Being the same property conveyed to Harry M. Warner and wife, Margaret Ann Patton Warner by Deed recorded in Book 5740, page 695 Register's Office for Davidson County, Tennessee. Being the same property conveyed to Margaret Ann Warner by Quitclaim Deed from Harry M. Warner recorded in Book 6945, page 397, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Treglown Patton Warner, Mark Monroe Warner and Margaret Ann Barnhart, as Trustees of Margaret Ann Warner Irrevocable Trust, by deed from Margaret Ann Warner, and Robert J. Bond, husband of Margaret Ann Warner, as to a 1/15th interest of record in Book 9568, Page 223, Book 9568, Page 225, Book 10375, Page 980, Book 10375, Page 982, Book 11287, Page 406, Book 11287, Page 408, Instrument No. 20001212-0122109, Instrument No. 20010123-0006989, Instrument No. 20030103-0001436, Instrument No. 20030103-0001437, Instrument No. 20040206-0014622, Instrument No. 20050104-0001419, Instrument No. 20060124-0008830, Instrument No. 20070104-0001760, Instrument No. 20080122-0006485, Instrument No. 20090226-0016820, Instrument No. 20100119-0004259 and Instrument No. 20110110-0002776, Instrument No. 20120110-0002485, and of record in Instrument No. 20130117-0005590, Register's Office for Davidson County, Tennessee. This Quitclaim deed is being recorded for the purpose of conveying any remainder interest grantors may have in the above described property.

Margaret Ann Warner is one and the same as Margaret Ann Patton Warner.

Robert J. Bond, husband of Margaret Ann Warner joins in this conveyance for the sole purpose of conveying any and all of his marital rights and interest in the described real property.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

unimproved ☐

This is improved ☒ property, known as 3728 West End Avenue, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Initials R J B Initials MAW

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 24th day of April, 2014.

Margaret Ann Warner

Margaret Ann Warner

Robert J. Bond

Robert J. Bond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24th day of April 2014, before me personally appeared Margaret Ann Warner and Robert J. Bond, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and acknowledged the execution of the same as their free act and deed.

Witness my hand and official seal this the 24th day of April 2014.

My Commission Expire: 3/8/2014

Brenda R Lehman

Notary Public

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MAP-PARCEL NUMBERS 10409013000
Commonly known as: 3728 West End Avenue, Nashville, TN 37205

Initials MAW Initials RJB