BILL GARRETT, Davidson County
Trans:T20140030636 DEEDWARR
Recvd: 05/05/14 10:18 2 pgs
Fees:13.00 Taxes:3737.00

20140505-0037850

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,010,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: March 8, 2015.

(AFFIX SEAL)

BRENDA R. LEHMAN, STATE OF TENNESSEE NOTARY PUBLIC, WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Franklin Y. Hundley Jr.		10409013000
(NAME)	(NAME)	
3728 West End Avenue	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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,

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

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

FRANKLIN Y. HUNDLEY JR.,

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, and further by Quitclaim Deed dated April 24, 2014 and filed of record in Instrument 20140505-0037849 Register's Office for Davidson County, Tennessee

Initials _____ Initials TPW Initials MAB

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

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)

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 30th day of April, 2014.

Margaret Ann Warner Irrevocable Trust

By: Treglown Patton Warner

Treglown Patton Warner, Trustee

Margaret Ann Warner Irrevocable Trust

By: Mark Monroe

Mark Monroe Warner, Trustee

Margaret Ann Warner Irrevocable Trust

By: Margaret Ann Barnhart

Margaret Ann Barnhart, Trustee

State of TENNESSEE
County of WILLIAMSON

On this the 30th day of April, 2014, before me, the undersigned, a notary public in and for said county and state, personally appeared Treglown Patton Warner and Mark Monroe Warner, as Trustees of the Margaret Ann Warner Irrevocable Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Brenda R. Lehman

Brenda R. Lehman, Notary Public

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 3/8/15

State of OHIO
County of Ohio

On this the 25 day of April, 2014, before me, the undersigned, a notary public in and for said county and state, personally appeared Margaret Ann Barnhart, as Trustee of Margaret Ann Warner Irrevocable Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Theresa J. Linder
Notary Public, State of Ohio
My commission Expires May 16, 2015

Theresa J. Linder

Notary Public

My commission expires: