WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140043668 DEEDWARR
Recvd: 06/19/14 15:52 2 pgs
Fees:13.00 Taxes:342.25
20140619-0053814

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Roger L. Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: 12/21/2015
(AFFIX SEAL)

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Michael R. Provo	NEW OWNER	13500005300
(NAME)	(NAME)	
300 Franklin Limestone Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Van Michael Payne, Administrator of The Estate of Sarah Armstong Anderson**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Michael R. Provo, a single man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the Second Civil District of Davidson County, Tennessee, described by reference to a survey made by Ralph W. C. Lambert June 7, 1956, as follows, to-wit:

TRACT I:
Beginning at a stake in the center of Franklin Limestone Road, 150 feet southwest of the northeast corner of property conveyed to Mrs. Louretta Vilola Davis by Deed from Wyman F. Creech and wife, Lillie H. Creech of record in Book 2498, Page 399, Register's Office for said County, as measured along the center of Franklin Limestone Road; thence South 53° 30' east 305 feet more or less, to an iron pin; thence South 2° east 100 feet to an iron pin; thence north 56° 30' west 365 feet to a spike in the center of Franklin Limestone Road; thence north 29° east along the center of said road 57 feet to a point; thence north 35° 30' east along the center of said road, 43 feet to the point of beginning.

TRACT II:
Beginning at a stake in the center of Franklin Limestone Road at the northwest corner of the property conveyed to Lockie Smith by Deed from Mrs. Abbay Baskette Rucker, of record in Book 1072, Page 194, Register's Office for said County; said point being 1824.7 feet, more or less, southwest of the westerly margin of Murfreesboro Road, as measured along the center of Franklin Limestone Road; thence with Smith's westerly line south 36° 30' east 245 feet to an iron pin; thence South 2° east 100 feet to a point; thence North 53° 30' west 305 feet, more or less, to a point in the center of Franklin Limestone Road; thence northeasterly along the center of said road 35° 30' east 37 feet to a point; thence continuing northeasterly along the center of said road north 43° 93' east 93 feet to the point of beginning.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. D14-1190

Being the same property conveyed to Sarah Armstrong Anderson by Quit Claim Deed dated 04/24/1980 from Howard W. Anderson and wife, Sarah Armstrong Anderson and Robert F. Spann, Trustee of record in Book 5594, Page 843 (as to Tract II), and by Quit Claim Deed dated 07/22/1980 from Howard W. Anderson and wife, Sarah Armstrong Anderson and Robert F. Spann, Trustee of record in Book 5633, Page 860 (as to Tract I), Register's Office for Davidson County, Tennessee.
The said Sarah ArmstRong Anderson died testate on 06/06/2013 authorizing property to be incorporated as part of her probated estate as evidenced by the Last Will and Testament of Sarah A. Anderson filed in Probate No. 13P1460, in the Probate Court Clerk's Office for Davidson County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 300 Franklin Limestone Road, Nashville, TN 37217
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 9th day of June, 2014.

ESTATE OF SARAH ARMSTONG ANDERSON

By: Van Michael Payne
Its: Administrator

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Van Michael Payne, Administrator of The Estate of Sarah A. Anderson, with whom I am personally acquainted, and who being authorized to do so acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this 9th day of June, 2014.

Notary Public
My Commission Expires: 8/29/17

STATE OF TENNESSEE NOTARY PUBLIC
DONALD R. TARPLEY
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027