WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140043978 DEEDWARR
Recvd: 06/20/14 14:24 3 pgs
Fees:18.00 Taxes:851.00

20140620-0054182

STATE OF TN
COUNTY OF Knox

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF June, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/31/18
(AFFIX SEAL)

BRADLEE D. SUMMEY
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mary M. Matthews and Paul R. Lohr, III	Owner	118-09-0-210.00
(NAME) 969 Draughon Avenue	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,THAT I, PATRICIA SHAW, MARY FOUCART, AND BARBARA WIRSU, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY M. MATTHEW AND PAUL R. LOHR, III, 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. 8 on the map of Yearwood Subdivision, a part of the Noel Estate, as of record in Book 1424, page 48, Register's Office for said County, described as follows:

Said Lot No. 8 on the map of Yearwood Subdivision, a part of the Noel Estate, as of record in Book 1424, page 48, Register's Office for said County, described as follows:

Said Lot No. 8 fronts 125.4 feet on the northerly side of Draughon Avenue and runs back between lines 200 feet on the westerly line and 195.4 feet on the easterly line, to a dead line in the rear on which it measures 95.9 feet.

Being the same property conveyed to Virgil L. Harms and wife, Jane Anderson Harms, by installment deed from Marvin W. Stansell and wife, Frances Neal Stansell of record in Book 4830, page 443, dated July 1, 1974, said Register's Office. Virgil L. Harms has since died leaving Jane Anderson Harms as the surviving tenant by the entirety.

Jane Anderson Harms died testate on or about March 31, 2014. She devised said property to Barbara Wirsu, Patricia Shaw and Mary Foucart by will of record in Docket No. 14P676, in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville (Probate Division).

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations

This is:						
Improved	property, known as	969 Draughon Avenue	Nashville, TN 37204			
		(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 4 day of June, 2014.

Patricia Shaw

Patricia Shaw

STATE OF TN
COUNTY OF Knox

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Patricia Shaw, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Knoxville, Tennessee, this 4 day of June, 2014.

B. Summers
Notary Public

My Commission Expires 3/21/18

[additional signature page to follow]

Mary Foucart
Mary Foucart

Barbara S. Wirsu
Barbara Wirsu

STATE OF MICHIGAN
COUNTY OF OAKLAND

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Mary Foucart, Barbara S. Wirsu and acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at WATERFORD, MICHIGAN ~~Tennessee~~, this 4TH day of JUNE, 2014.

Notary Public

STEVEN J BUERO
Notary Public, State of Michigan
County of Oakland
My Commission Expires May. 12, 2019
Acting in the County of OAKLAND

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Barbara Wirsu, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this ___ day of _____, 2014.

Notary Public