WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140069962 DEEDWARR
Recvd: 09/18/14 12:39 2 pgs
Fees:13.00 Taxes:619.01
20140918-0085749

KIMIE PERRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMMISSION EXPIRES 5-3-2016

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE~~ 12th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Endure Dev LLC	Endure Dev LLC	10802001200
(NAME)	(NAME)	
3715 Central Avenue	3715 Central Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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, **Nancy Mathis, Executrix for The Estate of George Fleming and Heather Cook and Christopher Fleming and Nancy Mathis, individually** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Endure Dev LLC**, hereinafter called the GRANTEE(S), its successors and/or 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 all of Lot No. 39, on the plan of Malvin Heights, as shown on plat appearing of record in Plat Book 2330, Page 83, said Register's Office, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to George R. Fleming and wife, Mary Jane Fleming by Warranty Deed dated 08/21/1959 from Doyle W. Foster and wife, Jessie Lee R. Foster of record in Book 2958, Page 85, Register's Office for Davidson County, Tennessee. Mary Jane Fleming died vesting title solely in George R. Fleming. The said George R. Fleming died testate on July 5, 2014. The will of George Fleming (a/k/a George R. Fleming) which was admitted to probate on August 1, 2014, Probate Case #2014PR251, Probate Court of Wilson County, Tennessee, named his children, Nancy A. Mathis and George R. Fleming, as the residual beneficiaries, per stirpes, of his estate. The son, George Fleming predeceased George R. Fleming leaving two children, Heather Cook and Christopher Fleming surviving him. Therefore, the son, George Fleming's interest is vested in the said Heather Cook and Christopher Fleming.

This conveyance is subject to: (1) All matters as set forth per Plat Book 2330, Page 83; (2) This conveyance is subject to Restrictive Covenants of record in Deed Book 2358, page 156, Register's Office for said County and (3) County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

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 935 Shauna Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-21636
SMG TN Warranty Deed

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), its successors 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), its successors 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 our hands this 11th day of September, 2014.

THE ESTATE OF GEORGE FLEMING

Nancy Mathis, executrix
Nancy Mathis
Executrix

Heather Cook
Heather Cook

Christopher Fleming
Christopher Fleming

Nancy Mathis
Nancy Mathis

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Nancy Mathis with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Executrix of The Estate of George Fleming and that she as such Executrix executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Executrix.

WITNESS my hand and seal this 11th day of September, 2014.

Tracey Trumphour
Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heather Cook and Christopher Fleming and Nancy Mathis, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of September, 2014.

Tracey Trumphour
Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122