(1) 39B

Warranty Deed

BILL GARRETT, Davidson County Trans:T20140085689 DEEDWARR Recvd: 11/13/14 11:44 2 pgs Fees:13.00 Taxes:1846.30 20141113-0104779	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $499,000.00. Affiant Subscribed and sworn to before me, this the 7th day of November, 2014. Notary Public My commission expires: 11-3-15

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Radius Group, LLC	Same	
3734 Whitland Avenue		10413002300
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SYLVIA BARISH, UNMARRIED, BY GUARDIANSHIP AND TRUSTS CORPORATION, HER CONSERVATOR**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RADIUS GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the westerly 65 feet of the easterly 75 feet of Lot No. 4 of Block "F" on the map of Whitland Realty Company's Subdivision, as of record in Book 332, page 141, Register's Office for said County. Said part of Lot No. 4 fronts 65 feet on the southerly margin of Whitland Avenue, and runs back between parallel lines, 200 feet to the north line of Lot No. 6.

Being the same property conveyed to Al Barish and wife Mollie Barish by Warranty Deed dated June 15, 1948, and recorded in Book 1628, page 525, Register's Office for Davidson County, Tennessee. Said Al Barish died on November 18, 1977. Said Mollie Barish devised said property to Sylvia Barish in the Last Will and Testament of record in the Seventh Circuit Court of Davidson County, Tennessee Probate Division in Case No. 00P-1091. Guardianship & Trusts Corporation was appointed Conservator for said Sylvia Barish by Order Appointing Conservator by the Seventh Circuit Court for Davidson County, Tennessee, filed April 15, 2013, in Case No. 13P-409, and the sale of said property was approved by Order Approving Contract filed September 26, 2014, in said Case No. 13P-409.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 3809 Whitland Avenue, Nashville, TN 37205.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of November, 2014.

Sylvia Barish, by Guardianship and
Trusts Corporation, her Conservator

By: _____
Name: Paula W. Reed
Its: Certified Guardian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Paula W. Reed, as a Certified Guardian for Guardianship and Trusts Corporation as Conservator for Sylvia Barish, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of November, 2014.

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

_____
Notary Public

My Commission Expires: