BILL GARRETT, Davidson County
Trans:T20140092892 DEEDWARR
Recvd: 12/11/14 15:33 4 pgs
Fees:23.00 Taxes:4440.00
20141211-0113669

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B BMTE FILE 14828

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Frank C. May	New Owner	11604007500
228 Ensworth Place		
Nashville, TN 3705		

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Deborah M. Wolfman, Melanie M. Hirt, Jacob May and Frank C. May, individually and as beneficiaries of the Last Will and Testament of Mimsye S. May and as beneficiaries of the Mimsye S. May Personal Residence Trust (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto Frank C. May (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being the Southerly 137-1/2 feet of Lot No. 4 on the Revised Plan of Mrs. Claude Waller's Resubdivision of Lots Nos. 4, 5, 6, 9, 10, 11, 14 and 15 on the map of Ensworth, as of record in Book 421, Page 175, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 137-1/2 feet on the Easterly side of Ensworth Avenue and runs back from the center of said Avenue between parallel lines 566 feet to the center of Oaklawn Avenue, now closed.

Being the same property described as a portion of the residuary in Article VII of the Last Will and Testament of Mimsye May admitted to probate in Probate Docket No. 14P1309; Quit Claim Deed from Mimsye May to Mimsye May, Trustee under a Personal Residence Trust of even date as recorded on the 28th day of December, 1992 in Deed Book 8823, Page 806; Quit Claim Deed from Leon May to Mimsye May as recorded on the 23rd day of December, 1992 in Deed Book 8822, Page 555 and Warranty Deed from H. E. Smith, Jr. and wife, Waulean Hatcher Smith to Leon May as recorded on the 13th day of April, 1951 in Deed Book 1970, Page 139, in the Register's Office of Davidson County, Tennessee. Said described Personal Residence Trust has terminated pursuant to its own terms vesting title in Mimsye May and/or the Grantors above. Said Trust stated its express intent was to gift said real property to the Grantors named herein. Any Title to the subject the real property that may have remained in Mimsye May was conveyed to the Grantors herein as beneficiaries, pursuant to Article VII of the Last Will and Testament of Mimsye May.

This is improved real property located at 230 Ensworth Place, Tennessee 37215.

This conveyance is subject to the following:

1. Taxes for the year 2015 for Davidson County, Tennessee.
2. Matters shown on the plat as recorded in Plat Book 421, page 175, said Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in Book 741, page 766, Book 1970, page 139, Book 8822, page 555 and Book 8823, page 806, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
( )
(The actual consideration or value, whichever is greater)
(for this transfer is $1,200,000.00. Frank May
(Affiant
( )
(Subscribed and sworn to before me)
(this 11th day of ~~October~~ December, 2014.
( )
(My Commission Expires: Notary Public)

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 18th day of November, 2014.

Melanie M. Hirt
Melanie M. Hirt

Jacob May
Jacob May

Deborah M. Wolfman

Frank May
Frank May

3. Restrictive covenants contained in Book 741, page 766, Book 1970, page 139, Book 8822, page 555 and Book 8823, page 806, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $1,200,000.00.
(
(Affiant
(Subscribed and sworn to before me
(this 30TH day of October, 2014.
(
(My Commission Expires: November 7, 2014 Notary Public

JEER G. PUGATCH
Notary Public
Commonwealth of Massachusetts
My Commission Expires
November 7, 2014

Jeer G. Pugatch

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 30 day of October, 2014.

Melanie M. Hirt

Jacob May

* Deborah M Wolfman (ONLY)
Deborah M. Wolfman

Frank May

STATE OF MASSACHUSETTS
COUNTY OF NORFOLK

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Deborah May Wolfman with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at DOVER, MA this 30TH day of OCTOBER, 2014.

Greer G. Pugatch
Notary Public

GREER G. PUGATCH
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES
NOVEMBER 7, 2014

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Melanie M. Hirt with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 18th day of November, 2014.

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Jacob May with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 1 day of December, 2014.

Notary Public

HEATHER A. CALVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: January 6, 2015

My Commission Expires: 1/6/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Frank May with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 11th day of December, 2014.

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

My Commission Expires: