Davidson County DEEDWARR
Recvd: 12/23/14 14:26 4 pgs
Fees:23.00 Taxes:1248.75
20141223-0117522

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32127-12-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $337,500.00. Affiant Subscribed and sworn to before me this 23rd day of December, 2014. Notary Public My Commission Expires: 11/3/15 ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Robert M. Pickens P O Box 92156 Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 117 120 02900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Russell Allen Wilkinson, devisee under the will of Esther P. Barksdale**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert M. Pickens** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1208 Clifton Lane, Nashville, TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of December, 6014.

Russell Allen Wilkinson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Russell Allen Wilkinson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of December, 6014.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being part of the O. F. Noel Estate, being part of the Tract 2, shown on a survey made by W. A. Blanchard, Surveyor, in February, 1947, and being shown on a copy of a survey made by Hal T. Swann, Jr., Surveyor, dated Sept. 26, 1953, as follows: Beginning at an iron pin on the northerly margin of Clifton Lane, being the southeast corner of Lot No. 20 of Hawthorne Subdivision, as of record in Book 1424, page 22, Register's Office for said County, thence with the easterly boundary of said subdivision, north 5 deg. 30' east 102.9 feet to an iron pin in the southerly boundary of Galecrest No. 2, Block "G", as of record in Book 1424, page 19, said Register's Office; thence with said southerly boundary, north 81 deg. 11' east 123.9 feet to an iron pin, being the northwest corner of the property conveyed to Morris Levine, Trustee, by deed from Sam Anderson, et al, of record in Book 2397, page 27, said Register's Office; thence with said Levine's westerly line in a southerly direction 94 feet to an iron pin in the northerly margin of said Lane; thence with the same in a westerly direction 15.4 feet to an iron pin at the beginning of a curve; thence with the same around a curve to the left 122.6 feet to the beginning.

Being the same property conveyed to Esther P. Barksdale, by deed dated November 21, 1960 from William G. Blackman and wife, Margorie W. Blackman, of record in Book 3160, page 547, Register's Office for Davidson County, Tennessee. Esther Pitts Barksdale died November 26, 2010, leaving a Last Will and Testament, which has been probated and filed in Docket No. 11P265, Probate Court for Davidson County, Tennessee. Pursuant to said Will, subject property was devised to Russell Allen Wilkinson. Esther P. Barksdale and Esther Pitts Barksdale are one and the same person.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

