26952-4
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150016297 DEEDWARR
Recvd: 03/06/15 10:12 2 pgs
Fees: 13.00 Taxes: 1359.75
20150306-0019305

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $367,500.00.

Affiant

Subscribed and sworn to before me, this the 27th day of February, 2015.

Notary Public

My commission expires: 4/6/2019
(AFFIX SEAL)

DEBORAH M. O'NEIL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Polymathic Properties, Inc., a California corporation	New Owner	Map 117-04-0, Parcel 044.00
525 Curtola Parkway		
Vallejo, CA 94590		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James R. Crouse, Executor of the Estate of Gladys Evelyn Freemon Rotier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Polymathic Properties, Inc., a California corporation

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. 1 on the Plan of the re-subdivision of T. W. Crutcher and Company's Plat of Jacob Hostettler's Subdivision of Lots Nos. 1, 2 and 3 of the Bain Tract, as of record in Book 843, page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 60 feet on the southerly side of Sweetbriar Avenue and runs back with the westerly margin of an alley 160 feet, more or less, to the northerly line of Lot 26-E and measures 64 feet 6 inches thereon.

Included in the above described property but specifically excluded therefrom is that property conveyed to the State of Tennessee by Deed of record in Book 4738, page 533, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mattie H. Rotier by Deed from Nashville and American Trust Company, Trustee and Executor of Jacob Hostettler, deceased, dated February 1, 1935, of record in Book 936, Page 465, Register's Office for Davidson County, Tennessee. The said Mattie H. Rotier died October 15, 1981. The said property was devised as follows: one-fifth to the children of the deceased daughter, Frances Perkerson; one-fifth to Mary R. Smith; one-fifth to Anna R. Johnson; one-fifth to Madeline R. Holden; and one-fifth to John J. Rotier, by the Last Will and Testament of Mattie H. Rotier, Docket No. 70899, Probate Court for said county. The said John J. Rotier having since died on November 11, 1981 and his one-fifth interest was devised to his wife, Evelyn Freemon Rotier by the Last Will and Testament of John Jacob Rotier, Sr., of record in Will Book 137, page 155, Probate Court for said county. The remaining four-fifths undivided interest was conveyed to Evelyn F. Rotier, a widow by Deed from Mary R. Smith, Anna R. Johnson, Madeline R. Holden, Elizabeth R. Schlattner, Ann P. Williams, Preston R. Perkerson and Richard V. Perkerson, dated March 25, 1982, of record in Book 5872, page 622, said Register's Office. The said Evelyn F. Rotier having since died on November 22, 2014. James R. Crouse was appointed Executor with the power to sell said real property by the Last Will and Testament of Gladys Evelyn Freemon Rotier (known as Evelyn F. Rotier), of record in Docket No. 14P-2085, Probate Division of the Circuit Court of Davidson County, Tennessee.

Evelyn F. Rotier being one and the same person as Evelyn Freemon Rotier and Gladys Evelyn Freemon Rotier.

This conveyance is made subject to the following:
(1) The Plan of record in Book 843, Page 71, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) All matters shown on the Plan of record in Book 547, page 136, Register's Office of Davidson County, Tennessee.

(3) Subject to the right of way Deed to the State of Tennessee, of record in Book 4738, page 553, Register's Office of Davidson County, Tennessee.
(4) Subject to a temporary construction easement as set out in the Deed to the State of Tennessee, of record in Book 5882, page 587, Register's Office of Davidson County, Tennessee.
(5) Taxes for 2015 and subsequent years, a lien not yet due and payable, which have been prorated and assumed by the Grantee herein.

This is improved (__X__) Unimproved (____) property, known as **2001 Sweetbriar Avenue, Nashville, TN 37212**

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 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 my/our hand(s) this **27th** day of **February, 2015.**

James R. Crouse, Executor

James R. Crouse, Executor of the Estate of Gladys Evelyn Freemon Rotier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **James R. Crouse, Executor of the Estate of Gladys Evelyn Freemon Rotier,** the within named seller, 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, as Executor, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **February, 2015.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY