Mail

Prepared by:
Security Title & Escrow Company, LLC
1517 Hatcher Ln.
Columbia, Tennessee 38401

BILL GARRETT, Davidson County
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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Gayle Faulkner, Conservator of Patricia Attkisson, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Kathryn Burns, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY has bargained and sold and does hereby transfer and convey unto SECOND PARTY the following described property:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 30 on the Map of Fairlane Park, as of record in Book 2331, Page 108, Register's Office of Davidson County, Tennessee.

Said Lot No. 30 fronts 83 feet on the west side of Madeline Drive and runs back 182 feet on the north line and 197.5 feet on the south line which is a broken line in the rear on which it measures 36 feet.

BEING the same property conveyed to Patricia R. Attkisson by deed dated January 16, 1970 of record in Book 4394, Page 767, Register's Office of Davidson County, Tennessee. See also quitclaim deed dated July 27, 2007 of record in Instrument No. 20070730-0089953, Register's Office of Davidson County, Tennessee. See also order Appointing Conservator in Instrument No. 20150413-0032170, Register's Office of Davidson County, Tennessee; Motion For Order Approving Sale of Realty By Conservator in Instrument No. 20150413-0032171, Register's Office of Davidson County, Tennessee; and Order Approving Sale of Realty By Conservator in Instrument No. 20150413-0032172 Register's Office of Davidson County, Tennessee.

Map & Parcel: 16104012400

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate in fee simple, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in Davidson County, Tennessee Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever .

IN WITNESS WHEREOF, this conveyance has been executed on the 10th day of April, 2015.

Gayle Faulkner, Conservator of Patricia Attkisson

Gayle Faulkner, Conservator

Gayle Faulkner, Conservator

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, Gayle Faulkner, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Conservator of Patricia Attkisson, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this the 10th day of April, 2015.

KIM SWANNER NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires March 21, 2018

Notary Public

My commission expires: 03/21/2018

STATE OF TENNESSEE
COUNTY OF MAURY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $65,000.00.

Affiant

KIM SWANNER NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires March 21, 2018

Subscribed and sworn to before me, this 10th day of April, 2015.

Notary Public

My commission expires: 3/21/18

NEW PROPERTY OWNER:
Kathryn Burns
5029 Madeline Dr.
Nashville, TN 37211

PERSON RESPONSIBLE FOR TAXES:
SAME