WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150030039 DEEDWARR
Recvd: 04/21/15 11:39 2 pgs
Fees:13.00 Taxes:3441.00
20150421-0035470

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $930,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: 7-25-16

(AFFIX SEAL)

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vintage South, LLC	NEW OWNER	117-11-0-041
(NAME)	(NAME)	
4025 Wallace Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Van Michael Payne as Administrator of the Estate of Sarah A. Anderson**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Vintage South, LLC , a Tennessee limited liability company**, hereinafter called the GRANTEE(S), its successors and/or 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 Nos. 118 and 119, on the Map of Noel's Subdivision of Watkins Grove, not of record, being more particularly described as follows:

Beginning at the northwest intersection of Graybar Lane and Hord Street, being the southeast corner of Lot No. 119; thence with the westerly margin of Hord Street, northerly 400 feet to the corner of Lots Nos. 118 and 117; thence with the line between said lots, westerly 200 feet to the corner of said lots and of lots 135 and 136; thence southerly with the line between Lots 118 and 135, and 119 and 134, 400 feet to the northerly margin of Graybar Lane; thence with the northerly margin of Graybar Lane; thence with the northerly margin of the same, easterly 200 feet to the point of beginning.

Being the same property conveyed to Howard W. Anderson and wife, Sarah A. Anderson, by Deed from Jack N. Tutterrow and wife, Victoria B. Tutterrow, dated 05/01/1987, in Book 7223, Page 394, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sarah A. Anderson, by Quit Claim Deed from Howard W. Anderson and Sarah A. Anderson, dated 08/04/1993, in Book 9038, Page 775, in the Register's Office for Davidson County, Tennessee.

The said Sarah A. Anderson died testate on 06/06/2013, devising subject property to Joseph W. Gibbs, as Executor of the decedent's estate, as evidenced in File No. 13P-1460, Probate Court Clerk's Office for Davidson County, Tennessee. Joseph W. Gibbs, declined to serve as Executor and Van Michael Payne is appointed Administrator of the Estate of Sarah A. Anderson, as evidenced in said Probate file.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1708 Graybar Lane, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 hand this 15th day of April, 2015.

THE ESTATE OF SARAH A. ANDERSON

By: Van Michael Payne
Its: Administrator

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Van Michael Payne, Administrator of the Estate of Sarah A. Anderson, deceased, with whom I am personally acquainted, and who being authorized to do so acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and seal this 15th day of April, 2015.

Notary Public
My Commission Expires: 11/15/17



RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027