File
Box
24B

This Instrument Prepared By:
Title Escrow of Brentwood, Inc.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615) 221-0032

BILL GARRETT, Davidson County
Trans:T20150036301 DEEDWARRSP
Recvd: 05/11/15 14:30 2 pgs
Fees:13.00 Taxes:370.00
20150511-0043036

ADDRESS NEW OWNER:
Paul Louis Budslick
212 White Bridge Road
Nashville, TN 37209

SEND TAX BILL:
Paul Louis Budslick
212 White Bridge Road
Nashville, TN 37209

MAP AND PARCEL: 10306025600

State of Tennessee
County of Davidson

The actual value or consideration, whichever is greater, for this transfer is $100,000.00.

Paul Louis Budslick
AFFIANT

Subscribed and sworn to before me this 8th day of May, 2015.

A B Waddell
NOTARY PUBLIC

ANN B. WADDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: October 05, 2015

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 13P-409, so ordered the property to be sold to the highest bidder and sold as soon as possible by Guardianship and Trust Corp., Conservator of Sylvia Barish. **Guardianshp and Trusts Corp., Conservator of SYLVIA BARISH,,** hereinafter the "Grantor(s)", has this day bargained and sold, and does hereby transfers and conveys unto **Paul Louis Budslick**, his heirs and assigns, hereinafter the "Grantee(s)" a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 3 on the revised plan of Kimbro West of record in Book 6250, page 585, Register's Office for Davidson County, Tennessee, described as follows.

BEGINNING with a point located in he east right of way margin of White Bridge Road and the southwest corner of the Nelson Andrews property as of record in Book 5808, page 368, Register's Office, Davidson County, Tennessee; thence S 86 deg. 20' E 183.40 feet to a point; thence S 8 deg. 09' W 24.0 feet to a point; thence N 86 deg. 20' W 31.40 feet to a point; thence S 9 deg. 01' 35" W 15.0 feet to a point; thence N 82 deg. 57' 14" W 150.57 feet to a point in the eastern right of way margin of White Bridge Road; thence with the said margin and with a curve to the left having a radius of 1960.0 feet and a length of 30.0 feet to the point of BEGiNNING, containing 5966 square feet, more or less.

Being the same property conveyed to Sylvia Barish by deed from Kimbro Oil Company, a Tennessee corporation dated 6/9/87, of record in Book 7413, page 634, Register's Office for Davidson County, Tennessee. Pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 13P-409, ordered the property to be sold to the highest bidder and sold as soon as possible by Guardianship and Trust Corp., Conservator of Sylvia Barish.

This is ___improved property known as:222 White Bridge Road, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with 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.

And now **Guardianshp and Trusts Corp., Conservator of SYLVIA BARISH,**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all of his interest unto the said **Paul Louis Budslick**, his heirs and assigns, forever. Grantor(s) hereby covenants with the said Grantee(s) that, subject to and except for the title exceptions set forth herein, title to the Land is free from all encumbrances made by Grantor(s), and that Grantor(s) does hereby warrant and will defend the title to the Grantee(s) against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 8th day of May, 2015.

GUARDIANSHP AND TRUSTS CORP.,
CONSERVATOR OF SYLVIA BARISH,

David W. Spragens, Comp Dir.

David W. Spragens
Compliance Director

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David W. Spragens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Compliance Director, of Guardianshp and Trusts Corp., Conservator of SYLVIA BARISH,, the bargainor, and as such Compliance Director, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this 8th day of May, 2015.

A B Waddell

NOTARY PUBLIC Ann B. Waddell

My Commission Expires: October 05, 2015

