Davidson County	DEEDWARR
Recvd: 06/12/15 13:06	7 pgs
Fees:38.00 Taxes:891.70	
20150612-0055896	

152368

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/20/17 (AFFIX SEAL)

KATRINA LEWIS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 05-20-2017

P-AVE-15-1624

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
J.B. Avery, III and Sheena Ayanna Adams-Avery	Iberiabank Mtg Co.	
(NAME) **1624 Harpeth Run Drive**	(NAME) 12719 Cantrell Rd.	**126-16-0A-448.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Little Rock, AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MARY ANN GREENOUGH, CONSERVATOR OVER THE PERSON AND PROPERTY OF MARY D. SWEATT, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey by **Order (see attached Exhibit "A"), Case No. 14P-597 of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division**, unto **J.B. AVERY, III AND SHEENA AYANNA ADAMS-AVERY**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Wife (2)

Land in Davidson County, Tennessee, being Lot No. 566 on the Plan of Final Plat of Parkview at Riverwalk Phase 1, a Cluster Lot Development of record in Plat at Instrument No. 20050215-0016985, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary D. Sweatt by Warranty deed from Rochford Realty and Construction Co., Inc., a Tennessee corporation of record in Instrument No. 20070803-0092750 Register's Office for Davidson County, Tennessee, dated July 30, 2007 and recorded on August 03, 2007.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years.
- Subject to all matters shown on the Plan of record as Instrument Number 20050215-0016985, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Newsom Land record in Book 1, Page 25 and Book 1, Page 121, Chancery Court of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20011105-0121083, as amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.
- Charter of Riverwalk Nashville Homeowners Association Inc. of record in Instrument No. 20020425-0051371, in the Register's Office for Davidson County, Tennessee.
- Open Space and Common Area of record in Instrument No. 20071220-0145869, in the Register's Office for Davidson County, Tennessee.
- Easement for Nashville, Chattanooga & St. Louis Railway of record in Book 513, Page 396, in the Register's Office for Davidson County, Tennessee.
- Easement for Tennessee Valley Authority of record in Book 4205, Page 194, Book 4226, Page 715 and Book 4257, Page 647, in the Register's Office for Davidson County, Tennessee.
- Easement for Tennessee Electric Power Co. of record in Book 751, Page 375 and Book 787, Page 7, in the Register's Office for Davidson County, Tennessee.
- Easement for Harpeth Valley Utilities District of record in Book 7526, Page 315, Book 7526, Page 318, and Book 7526, Page 324, in the Register's Office for Davidson County, Tennessee.
- Easement for Roads & Utility Access of record in Instrument No. 20010706-0072536, in the Register's Office for Davidson County, Tennessee.
- Easement for Storm Water Detention of record in Instrument No. 20010919-0101279, Instrument No.

20021119-0143687, Instrument No. 20040826-0103240 and Instrument No. 20040318-0030734, in the Register's Office for Davidson County, Tennessee.
• Easement for Landscape Agreement of record as Instrument No. 20010919-0101280, in the Register's Office for Davidson County, Tennessee.
• Easement for Public Utilities of record as Instrument No. 20021125-0145984 and Instrument No. 20040812-0097619, in the Register's Office for Davidson County, Tennessee.
• Possible right of CSX Transportation Railroad Railroad to increase its right-of-way to the full extent of its charter.
• Transmission Line Easement to United States of America of record in Book 4230, Page 987, in the Register's Office for Davidson County, Tennessee.
• Utility Easement to Harpeth Valley Utilities District of record in Book 7601, Page 404, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1624 Harpeth Run Drive , Nashville, Tennessee 37221**.

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), their heirs and 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), 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 the 9th DAY OF JUNE, 2015.

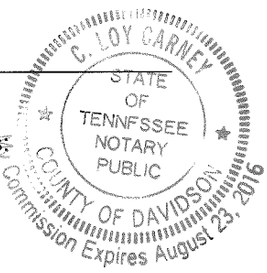
Mary Ann Greenough, conservator
Mary Ann Greenough, Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Ann Greenough, Conservator of Mary D. Sweatt, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 9 day of June, 2015.

C. Loy Carney
Notary Public



My Commission Expires:

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Copy

Exhibit "A"

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

PROBATE DIVISION

FILED
APR 01 2015
DAVID R. ROLLER, CLERK
By Deputy

IN RE:	)	
	)	
CONSERVATORSHIP FOR MARY D. SWEATT	)	No. 14P-597
	)	

ORDER TO SELL REAL AND PERSONAL PROPERTY

This cause came on to be heard on the 1 day of March, 2015, before Randy Kennedy, Judge, upon the Petition of Mary Ann Greenough, Conservator over the person and property of Mary D. Sweatt, by and through her counsel, Jeffrey Mobley, pursuant to Tenn. Code Ann. § 34-1-116 and Local Rule § 39.07, to approve and authorize the sale of real property and to authorize an estate sale for the personal effects therein. It appearing that there is no opposition to the Petition, based on the pleadings, the exhibits to the pleadings, and the entire record of this cause, the Court makes the following findings of fact:

1. The Ward owns one parcel of real property located at 1624 Harpeth Run Drive, Nashville, Davidson County, Tennessee 37221. The tax assessor parcel identification for the real property is 126-16-0A-448.00-CO.

2. The Ward suffers from dementia and is unable to live in her home and care for herself. The ward's condition continues to worsen and is expected to progress.

3. The Ward currently resides in the memory care unit of Brookdale, formerly known as Emeritus at Bellevue Place. The annual cost of residency in the memory care unit at this facility is approx. $69,600.00.

Copy

4. The home is currently unoccupied and incurs significant expenses associated with its upkeep and maintenance.

5. The Ward will need substantial funds for her continued personal support and maintenance.

6. The real property has been appraised by William Humphrey with Vector Appraisals. The fair market value of the property is $241,000.00.

7. It is in the best interest of the Ward to sell the real property.

8. It is in the best interest of the Ward to dispose of the personal effects within the home, other than items of sentimental value or items that were specifically bequeathed by the Ward.

Based on the above findings as well as the entire record in this cause, it is hereby **ORDERED, ADJUDGED and DECREED** as follows:

A. That the Conservator is hereby authorized to sell the real property located at 1624 Harpeth Run Drive, Nashville, Davidson County, Tennessee, 37221, for price not less than the fair market value of $241,000.00.

B. That the Exclusive Right to Sell Listing Agreement with Avenue Real Estate Services, with a listing price of $243,900.00, is hereby approved.

Copy

C. That the Conservator is hereby authorized to hold an estate sale to dispose of the personal effects within the home located at 1624 Harpeth Run Drive, Nashville, Davidson County, Tennessee 37221, other than items of sentimental value or items that were specifically bequeathed by the Ward.

D. That items of sentimental value or items that were specifically bequeathed by the Ward shall either be removed from the home and kept by the Conservator until the Ward's death, or distributed among the children if the unanimous agreement of the children can be obtained.

E. That the costs and expenses of these actions, including the attorneys' fees and expenses incurred by the Conservator, are charged against the assets of the Conservatorship Estate.

IT IS SO ORDERED.

Enter this 1 day of April, 2015.

Randy Kennedy, Judge

APPROVED FOR ENTRY:

Jeffrey Mobley (BPR: 010064)
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444 / (615) 627-4448 fax
jeff@howardmobley.com

Attorney for Conservator

Copy

CERTIFICATE OF SERVICE

This is to certify that a copy of this Order has been served by certified mail, returned receipt requested, postage pre-paid, upon:

Thomas M. Sweatt
2403 Poplar Court
Colleyville, TX 76034

Cynthia M. Sweatt
107 Noel Cove
Hermitage, TN 37076

Virginia E. Watson
2530 Rathbone Court
Waldorf, MD 20602

Mary Ann Greenough
1628 Harpeth Run Drive
Nashville, TN 37221

This the ____ day of _____, 2015.

Jeffrey Mobley

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Shelly M. Smith