BILL GARRETT, Davidson County
Trans:T20150058916 DEEDWARR
Recvd: 07/20/15 13:15 4 pgs
Fees:23.00 Taxes:1452.25
20150720-0070661

26B

File # 15-07-15067
Box 26b

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Sterling Property, LLC 1779 Kirby Parkway, #1-534 Memphis, TN 38138-0631	New Owner	10413008300

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Beverly Nelson, Executrix of the Estate of Jane Sharon Wilson, Patrick Scott Nelson, Executor of the Estate of Jane Sharon Wilson and Jimmy Draper Wilson, Individual (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Sterling Property, LLC, a Tennessee limited liability company (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being a part of the S. W. Berger Home Place, shown on the Map of Myrtlewood Subdivision, being Bransford Realty Company's subdivision of part of the S. W. Berger Home Place of record in Book 547, page 106, Register's Office for said County, and being Lot No. 3 on the Map of the Subdivision of the west part of said Berger Home Place, and described according to a copy of a survey made by Lewis D. Justice, Surveyor, December 7, 1948, as follows:

Beginning at a point in the easterly margin of Leonard Avenue, 412.5 feet south of the margin of Whitland Avenue, being the common corner of Lots 2 and 3 as shown on said plan; thence with the line between said lots, easterly 150 feet to a point; thence southerly, parallel to the easterly margin of Leonard Avenue, 60 feet to a point, being the common corner of Lots No. 3 and 4; thence with the line between the same lots, westerly 150 feet to the easterly margin of Leonard Avenue; thence with the margin of the same, northerly 60 feet to the beginning.

Being the same property conveyed to Jane S. Wilson, unmarried by Warranty Deed from Anita Woodward Ferrell, in Book 10695, page 158, in the Register's Office of Davidson County, Tennessee. The said Jane Sharon Wilson has since died on January 8, 2015 and her last will and testament was filed for probate in the Chancery Court for Davidson County, Tennessee, Probate Case Number 15P68.

Jane S. Wilson and Jane Sharon Wilson are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2015 Davidson County taxes are not yet due and payable.
2. All matter as shown on Plat Book 547, page 106, said Register's Office for Davidson County, Tennessee.
3. Covenant of record in Book 1779, page 210, Register's Office for Davidson County, Tennessee.
4. Easement of record in Book 1730, page 6, Register's Office for Davidson County, Tennessee.

This is improved real property located on 210 Leonard Avenue, Nashville, TN 37205.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $392,500.00.

Affiant

Subscribed and sworn to before me this 15th day of July, 2015.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Notary Public

Commission Expires: _____

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and against the lawful claims of all persons whomsoever.

Witness my hand this _____ day of July, 2015.

The Estate of Jane Sharon Wilson

By: Beverly Nelson
Beverly Nelson, Executrix

By: Patrick Scott Wilson
Patrick Scott ~~Nelson,~~ Executor
Wilson
P.S.W.

Jimmy Draper Wilson
Jimmy Draper Wilson, Individual

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Beverly Nelson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Executrix of the Estate of Jane Sharon Wilson, and that she as such Executrix executed the foregoing instrument for the purposes therein contained, by signing the name of Estate by himself/herself as Executrix.

WITNESS my hand and official seal at Nashville, Tennessee this 15th day of July, 2015.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Patrick Scott ~~Nelson~~ Wilson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Executor of the Estate of Jane Sharon Wilson, and that he as such Executor executed the foregoing instrument for the purposes therein contained, by signing the name of Estate by himself/herself as Executor.

WITNESS my hand and official seal at Nashville, Tennessee this 15th day of July, 2015.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Jimmy Draper Wilson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 15th day of July, 2015.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017