BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150061779 DEEDWARR
Recvd: 07/28/15 10:11 2 pgs
Fees:13.00 Taxes:1258.00
20150728-0074147

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Logan A. Parkhurst
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Logan A. Parkhurst	Guaranty Trust Company	
(NAME)	(NAME)	
907 Battlefield Dr.	316 Robert Rose Drive	118-06-0-100.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HERBERT ALSUP, JR., EXECUTOR OF THE ESTATE OF EVELYN LEWIS AKA ANNA EVELYN LEWIS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOGAN A. PARKHURST, AN UNMARRIED PERSON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 8 and the Easterly 25 feet of Lot No. 7 of Block "H" on the map of Battlefield Estates, Section No. 2, as of record in Book 843, Page 108, Register's Office for said County.

Said Lot No. 8 and the Easterly part of Lot No. 7 front together 125 feet on the Southerly side of Battlefield Drive and run back 259.30 feet on the Easterly line and 255.5 feet, more or less, on the Westerly line, to a dead line, measuring 125 feet thereon.

Being the same property conveyed to Ben S. Lewis and wife, Alice Lewis, a one-half undivided interest, and Marian Claire Lewis, unmarried, a one-half undivided interest by Warranty Deed from William M. Hill and wife, Lucy Sheriden Hill , as recorded on the 28th day of July, 1950 in Deed Book 1875, Page 161, said Register's Office. Ben S. Lewis has since died. Alice Lewis is the sole surviving Tenant by the Entirety of the one-half undivided interest.

The one-half undivided interest was conveyed to Anna Evelyn Lewis and Charles Thomas Lewis, life estate to Alice Lewis by Quitclaim Deed from Alice Lewis, a widow, as recorded on the 17th day of July, 1973 in Book 4728, Page 725, said Register's Office. Alice Lewis has since died. Marian Lewis, a/k/a Marian Claire Lewis has since died. An Affidavit of Heirship was recorded in Instrument No. 20140929-0089402, said Register's Office. The Will for Marian Lewis, a/k/a Marian Claire Lewis was found and probated under Docket No. 14P-1449 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Charles Thomas Lewis and Anne Evelyn Lewis are the devisees under the Will of Marian Claire Lewis. Charles Thomas Lewis has since died. Evelyn Lewis is the devisee under the Will of Charles T. Lewis aka Charles Thomas Lewis probated under Docket No. 15P-410 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Evelyn Lewis aka Anna Evelyn Lewis has since died. . Under the aforesaid Will, Herbert Alsup, Jr. was appointed to serve as Executor of the Estate. The real property, which includes the subject property, was to be administered as part of the Probate Estate and to be sold without the joinder of any beneficiary.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 843, Page(s) 108, said Register's Office.

unimproved
This is improved x property, known as 907 Battlefield Dr., Nashville, TN 37204
(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 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. 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 27th day of July, 2015.

HERBERT ALSUP, JR., EXECUTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Herbert Alsup, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the Estate of Evelyn Lewis aka Anna Evelyn Lewis and executed the within instrument as such Executor.

Witness my hand and official seal at Nashville, Tennessee this 27th day of July, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public