BILL GARRETT, Davidson County
Trans: T20150093822 DEEDWARR
Recvd: 11/03/15 15:25 2 pgs
Fees: 13.00 Taxes: 1793.62

20151103-0112152

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $484,762.00. Affiant Subscribed and sworn to before me, this the 23rd day of October, 2015. Notary Public My commission expires: 7.3.17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
DRG Properties, LLC		
310 25th Avenue N, Suite 100	NEW OWNER	131-08-0-108.00
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SUSAN BYRD RECTOR, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DRG PROPERTIES, LLC**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point on the southerly margin of Glendale Lane, said point being the northeasterly corner of the property conveyed to Jennifer Small, unmarried, by deed from Robert Elam and wife, Kathryn A. Elam, of record in Book 7875, page 687, said Register's Office; thence leaving the said southerly margin of Glendale Lane in a southerly direction, with the easterly line of the said Small tract, 490 feet, more or less, to a point, located on the northeasterly corner of the property to Ben A. Tanksley, Jr. and wife, Helen E. Tanksley by deed from J. M. Escue and wife, Mabel F. Escue of record in Book 2649, page 345, said Register's Office; thence in an easterly direction, with a portion of the said Tanksley's rear, or northerly line, 87 feet, to a point located on the southwesterly corner of the property conveyed to Vivian C. Crunk, by deed from Edward W. Hill and wife, Lillian L. Hill of record in Book 3399, page 401, said Register's Office; thence in a northerly direction with the said Crunk's westerly line, 479 feet, more or less, to a point on the southerly margin of the said Glendale Lane; thence in a northwesterly direction, along said Glendale Lane, 87 feet, to the point of beginning. Being the same property conveyed to Laura Brown Hill by Warranty Deed from Mary Jane Chappell, a single person, of record in Book 8058, page 503, Register's Office for Davidson County, Tennessee, dated March 5, 1990, recorded on March 6, 1990.

Being the same property conveyed to P. LaRay Rector by Warranty deed from Laura Brown Hill, a single person of record in Instrument No. 20140820-0075659 Register's Office for Davidson County, Tennessee, dated August 15, 2014 and recorded on August 20, 2014. The said P. LaRay Rector having since died, see Will of record at Instrument No. 20150901-0088488, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1013 Glendale Lane, Nashville, TN 37204.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of October, 2015.

The Estate of P. LaRay Rector, by Susan Byrd Rector, Personal Representative

Susan Byrd Rector, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Susan Byrd Rector, individually and as personal representative of the estate of P. LaRay Rector, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of October, 2015.

DAVID LILIENTHAL
MY COMMISSION EXPIRES
February 27, 2017
NOTARY PUBLIC, STATE OF FLORIDA
Bonded thru Notary Public Underwriters

My Commission Expires: FEB 27, 2017

Notary Public