BILL GARRETT, Davidson County
Trans:T20150110312 DEEDWARR
Recvd: 12/31/15 09:30 4 pgs
Fees:23.00 Taxes:133.20
20151231-0131407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,000.00.

Jamie Presson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11 DAY OF December, 2015

Brandy Gomaz
NOTARY PUBLIC

My Commission Expires: 9/11/17

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jamie Lynne Presson 771 Kent Road Nashville, TN 37214	Jamie Lynne Presson 771 Kent Road Nashville, TN 37214	095-07-0-116.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

DILLARD G. PRESSON, JR, TRUSTEE OF THE MARGARET INEZ BAKER TRUST ESTABLISHED BY THE LAST WILL AND TESTAMENT OF MARGARET INEZ BAKER, JUSTIN PRESSON AND DILLARD G. PRESSON, JR., EXECUTOR OF THE ESTATE OF MARGARET INEZ BAKER

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JAMIE LYNNE PRESSON

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Map of Merry Oaks, not of record and described according to a copy of said plan made by W.W. Turner, Company, Engineers, August 2, 1950, as follows:

Beginning at a point in the southerly margin of Fairway Drive at the common corner of Lots 32 and 33; thence southerly along the line between said lots, 257.1. feet; thence along the rear line of lot 33, westerly 54.5 feet, and continuing along the rear line of said lot, southwest 79.8 feet, to the corner of Lots 33 and 34; thence with the line

between said lots, northerly 250 feet to the southerly margin of Fairway Drive; thence easterly along said Drive, 82 feet to the beginning.

Being the same property conveyed to MARGARET INEZ BAKER, by deed from DILLARD G. PRESSON JR. and wife, NANCY S. PRESSON, of record in Book 10199, page 549, dated September 20, 1996, said Register's Office. The said Margaret Inez Baker having since died testate on or about May 19, 2014. Her Last Will and Testament being filed in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville, (Probate Division), under Docket No. 14P1167, devised the subject property to Dillard G. Presson Jr., as to an 80% undivided interest and to Dillard G. Presson, Jr. as Trustee of the Margaret Inez Baker Trust established under the Last Will and Testament of Margaret Inez Baker.

This improved property is known as 235 Fairway Drive, Nashville, TN 37214.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness our hands this 11 day of December, 2015.

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SIGNATURE PAGES AND NOTARY ACKNOWLEDGMENTS ON SEPARATE PAGE

Dillard G. Presson Jr., Trustee

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Dillard G. Presson, Jr., Trustee of the Margaret Inez Baker Trust established by the Last Will and Testament of Margaret Inez Baker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11 day of December, 2015.

Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Dillard G. Presson Jr., Executor

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Dillard G. Presson Jr., Executor of the Estate of Margaret Inez Baker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11 day of December, 2015.

Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Justin Presson

Justin Presson

State of ~~Tennessee~~ Pennsylvania)
County of ~~Davidson~~ Lackawanna)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Justin Presson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of December, 2015

Dianne C Benedict

Notary Public

My commission expires:_____

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dianne C. Benedict, Notary Public
Dunmore Boro, Lackawanna County
My Commission Expires July 11, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES