BILL GARRETT, Davidson County
Trans:T20160031549 DEEDWARR
Recvd: 04/18/16 14:47 3 pgs
Fees:17.00 Taxes:0.00
20160418-0037276

Connie Stroud, Register
Robertson County Tennessee
Rec #: 253212 Instrument #: 300530
Rec'd: 15.00 Recorded
State: 407.00 4/14/2016 at 3:13 PM
Clerk: 1.00 in Record Book
Other: 2.00 1670
Total: 425.00 Pgs 589-591

ESTATE OF ELIZABETH VANATTA

TO: WARRANTY DEED

PROPERTY MANAGEMENT GROUP, LLC

THIS WARRANTY DEED OF REALTY, executed as of the 14th day of April, 2016, by Grantor, **MICHAEL HOOVER VANATTA, Individually and as Executor of the ESTATE OF ELIZABETH VANATTA, and GINA MICHELE BIRDSONG**, to Grantee, **PROPERTY MANAGEMENT GROUP, LLC, a Tennessee limited liability company**, Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to it, and to its successors and assigns forever in fee simple, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section Two, J. Douglas Wright Subdivision of record in Book 6200, Page 382, Register's Office Davidson County, Tennessee.
>
> Said lot fronts 191.38 feet of the North margin of Old Hickory Boulevard and runs back 273.87 feet on the easterly line and 273.51 feet on the westerly line to a dead line in the rear measuring 142.16 feet thereon.
>
> Being the same property conveyed to Hoover Vanatta and wife, Elizabeth Vanatta, by Installment Deed of record in Book 6890, Page 690, Register's Office for Davidson County, Tennessee. The said Hoover Vanatta died December 24, 1996 leaving Elizabeth Vanatta as surviving tenant by the entirety. The said Elizabeth Vanetta died testate on January 9, 2015 leaving said property to her heirs at law, being Michael Hoover Vanatta and Gina Michele Birdsong.

That Grantors (1) covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2016 taxes which are prorated and Grantee assumes; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record in Plat Book 6200, Page 382; (2) will forever warrant and defend the title unto Grantee and to its successors and assigns against all lawful claims; subject, however, to restrictive covenants of record in Book 6051, Page 151, in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

Estate of Elizabeth Vanatta

By: _____
MICHAEL HOOVER VANATTA,
AS EXECUTOR OF THE ESTATE OF
ELIZABETH VANATTA

Grantor

_____
MICHAEL HOOVER VANATTA

Grantor

_____
GINA MICHELE BIRDSONG

Grantor

STATE OF TENNESSEE :
:
COUNTY OF ROBERTSON :

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael Hoover Vanatta, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of Elizabeth Vanatta, the within named bargainor, and that he as such Executor, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate as such Executor.

Witness my hand and seal at office this the 14th day of April, 2016.

My Commission Expires:
9/28/2017

_____
Notary Public

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE :
:
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, MICHAEL HOOVER VANATTA, the within named bargainor(s), 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 seal at office this the 14th day of April, 2016.

My Commission Expires:
9/28/2017

_____
Notary Public

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE :
:
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, GINA MICHELE BIRDSONG, the within named bargainor(s), 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 seal at office this the 14th day of April, 2016.

My Commission Expires:
9/26/2019

Notary Public

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Property Owners Name
and Mailing Address:

PROPERTY MANAGEMENT GROUP, LLC

1728 General George Patton Rd.
Brentwood, TN, 37027

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:
1120 Old Hickory Blvd.
Nashville, TN, 37207

Map and Parcel No.
041 08 0 062.00

STATE OF TENNESSEE, ROBERTSON COUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $110,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 14th day of April, 2016.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

PAMELA B SCHULTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

This instrument was prepared by:
Christina M. Bartee
BATSON NOLAN, PLC
105 Fifth Avenue West, Suite 201
Springfield, Tennessee 37172