BILL GARRETT, Davidson County
Trans:T20160066769 DEEDWARR
Recvd: 08/03/16 10:18 2 pgs
Fees:13.00 Taxes:536.50
20160803-0080120

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 145,000.00

Affiant

Subscribed and sworn to before me, this 29th day of July, 2016.

Notary Public

My commission expires: 2/29/2020

WHITNEY LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Patrick Gilmore	New Owner	**117150A04900CO**
1900 Richard Jones Road, A205	Same	
Nashville, TN 37215		

FOR AND IN 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 ACKNOWLEDGE, WE,

David Vincent Wigle, Administrator of the Estate of Neil H. Barker, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patrick Gilmore

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:

Land in Davidson County, Tennessee, Parcel No. 49, being Unit No. A-205 in a Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Neil H. Barker, Jr., an unmarried man, from Charles E. Frasier and wife, Martha Ann Frasier, by Warranty Deed dated October 4, 1978 of record in Book 5347, page 139, Register's Office for Davidson County, Tennessee. Neil H. Barker, Jr. died intestate on 6/17/15. By Order to Amend Previous Order and Approve Contract to Sell Real Property entered on 6/21/16, No. 15P1361, Seventh Circuit Court for Davidson County, Tennessee, In Re: Estate of Neil H. Barker, Jr., David Vincent Wigle, Administrator of said Estate, was ordered to sell the real property hereinabove described, the Estate of Neil H. Barker, Jr. having been found to be insolvent.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1900 Richard Jones Road A205, Nashville, TN 37215.

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 in 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.

Witness my/our hand(s) this 29th day of July, 2016.

David Vincent Wigle
Administrator of the Neil H. Barker, Jr. Estate

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **DAVID VINCENT WIGLE** 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 forgoing instrument for the purpose therein contained and who further acknowledged that he is ADMINISTRATOR of the Neil H. Barker, Jr. Estate and that he is authorized by Neil H. Barker, Jr. Estate to execute this instrument on its behalf.

Witness my hand, at office, this 29th day of July, 2016.

Notary Public

My Commission Expires: 9/11/17

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON