Davidson County DEEDWARR
Recvd: 10/20/16 09:40 3 pgs
Fees:18.00 Taxes:703.00
20161020-0110830

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Lisa N Thach
Affiant

Subscribed and sworn to before me, this 19th day of October, 2016.

Jackie Malone
Notary Public
My commission expires: **04/03/20**

06-1608-76517

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lisa N. Thach	Pinnacle Bank	147-02-0-165.00
524 Harding Place	150 3rd Ave. S., Ste 900	
Nashville TN 37211	Nashville, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James T. Conrad, II, Executor of the Estate of Melissie C. Bush, deceased,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lisa N. Thach, unmarried woman,** hereinafter called the Grantees, their successors 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, being Lot No. 81, on the Plan of Section II, Battery Crest, of record in Book 2900, Page 132, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Taylor Bush and wife, Melissia C. Bush by deed from Creighton and Brindley Realty Company, a Tennessee corporation, dated December 21, 1960, recorded January 4, 1961, of record in Book 3166, Page 287, Register's Office for Davidson County, Tennessee. The correct spelling of grantee's first name is Melissie, erroneously stated in the prior deed as Melissia. The said James Taylor Bush having since died leaving Melissie C. Bush as surviving tenant by the entirety. Melissie C. Bush died on August 25, 2015, leaving a Last Will and Testament filed for Probate in Docket No. 15P1675, Probate Court for Davidson County, Tennessee. John T. Conrad, II was issued Letters Testamentary and appointed personal representative of the Estate of Melissie C. Bush, deceased.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 524 Harding Place, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 18th day of October, 2016.

James T. Conrad, II, Executor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James T. Conrad, II, Executor of the Estate of Melissie C. Bush, deceased**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 18th day of October, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 04/03/20

JACKIE MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Jackie Malone, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jackie Malone
Signature

State of Tennessee

County of Wilson

Personally appeared before me, Gail Hudson, a notary public for this county and state, Jackie Malone who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gail Hudson
Notary's Signature



My Commission Expires: _____

{Notary' Seal}