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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 33306-10-2016**<br><br>**Record & Return To:**<br>**First Title & Escrow Company, Inc.**<br>**3811 Bedford Ave, Suite 205**<br>**Nashville, TN 37215** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $655,000.00.<br>Affiant<br>Subscribed and sworn to before me this 21 day of October, 2016.<br>Notary Public<br>My Commission Expires: |

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

# WARRANTY DEED

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| **Address New Owner:**<br>Meredith Bishop, Darren Bishop<br>4014 Woodmont Boulevard<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>116 08 0 080 00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Peter Condiles, individually, as to a 1/2 undivided interest, and Peter Condiles and Patricia Condiles Liaupsin, as Trustees of The Carol C. Condiles Residuary Trust, an irrevocable Trust established under the Will of Carole C. Condiles, as to a 1/2 undivided interest**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Meredith McGraw Bishop and Darren Livingston Bishop, wife and husband** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4014 Woodmont Boulevard, Nashville, TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20160094685 DEEDWARR
Recvd: 10/26/16 14:19 3 pgs
Fees:18.00 Taxes:2423.50
20161026-0113295

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 19 day of October, 2016.

Peter Condiles

Peter Condiles, Trustee of The Carol C. Condiles Residuary Trust, an Irrevocable Trust established under the Will of Carole C. Condiles

Patricia Condiles Liaupsin, Trustee of The Carol C. Condiles Residuary Trust, an Irrevocable Trust established under the Will of Carole C. Condiles

STATE OF Arizona, COUNTY OF Pima SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Peter Condiles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of October, 2016.

NOTARY PUBLIC
STATE OF ARIZONA
Pima County
KIM GARDNER
My Commission Expires 04/11/17

Notary Public

My Commission Expires: 4-11-17

STATE OF Arizona, COUNTY OF Pima SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peter Condiles and Patricia Condlies Liaupsin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees of the The Carol C. Condiles Residuary Trust, an Irrevocable Trust established under the Will of Carole C. Condiles, and as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 19th day of October, 2016.

Notary Public

My Commission Expires: 4-11-17

NOTARY PUBLIC
STATE OF ARIZONA
Pima County
KIM GARDNER
My Commission Expires 04/11/17

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of the Resubdivison of Kenner Manor, Section 2, for Lots 123 and the westerly one half of Lot 124, as recorded in Book 4300, page 141, Register's Office for said County. Beginning at a point in the easterly margin of Clearview Drive said point being the common corner of lots Nos. 1 and 2; thence along the common line between said lots eastwardly 150 feet to a point; thence South 2 deg. 45' West 220 feet to a point in the northerly margin of Woodmont Boulevard; thence along the northerly margin of Woodmont Boulevard North 87 deg. 151' west, 125 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, northwestwardly 39.27 feet to a point in the easterly margin of Clearview Drive; thence with same North 02 deg. 45' east 315 feet to the point of beginning.

Also conveyed is that portion of Clearview Drive having been closed, vacated and abandoned by Metropolitan Nashville Davidson County Council Bill No. 089-938.

Being the same property conveyed to Peter Condiles and wife, Carole C. Condiles, by Installment Deed dated September 18, 1974 from Basil T. Bennett, Jr., and wife, Olive P. Bennett of record in Book 4853, page 329, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Jack W. Robinson, Sr., Trustee, by Quitclaim Deed dated May 1, 2002, from Peter Condiles and wife Carole C. Condiles of record in Instrument No. 20020503-0054882, Register's Office for said County and reconveyed to Peter Condiles and wife, Carole C. Condiles, as tenants in common (and not as tenants by the entirety), by same deed from Jack W. Robinson, Sr., Trustee, of record in Instrument No. 20020503-0054882, Register's Office for Davidson County, Tennessee.

Carole C Condiles died on May 26, 2004 leaving a Last Will and Testament filed for Probate in Docket No. 04P-1171, Davidson County Probate Court. In accordance with the terms of the Will, Carol C. Condiles directed the Executor to administer and distribute the real property as part of her probate estate. By Executors Quitclaim Deed dated February 3, 2005 in Instrument No. 20050211-0016187, Peter Condiles, Executor of the Estate of Carole C. Condiles, deceased, conveyed her 1/2 undivided interest in subject property to Peter Condiles and Patricia Condiles Liaupsin, as Trustees of the Carole C. Condiles Residuary Trust, an irrevocable trust established under the Will of Carol C. Condiles.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 4300, page 141, Register's Office for Davidson County, Tennessee.
2. Easement retained in the Metropolitan Nashville Davidson County Council Bill No. 089-938.