# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170009776 DEEDWARR
Recvd: 02/02/17 09:10 2 pgs
Fees: 13.00 Taxes: 1346.80
20170202-0011085

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2017.

Notary Public

MY COMMISSION EXPIRES:

MELODY WEATHERS NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 07-06-2020 DAVIDSON COUNTY (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| David Stone | David Stone | 081-14-0-031.00<br>081-14-0-179.00<br>081-14-0-029.00<br>081-14-0-177.00 |
| (NAME) | (NAME) | |
| 1811 Neal Terrace | 1811 Neal Terrace | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 | NASHVILLE, TN 37203 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, WE, **Barbara Polk Ray, Trustee of the Barbara Polk Ray Revocable Living Trust u/a/d September 27, 2005**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Stone**, 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:

Map and Parcel: 081-14-0-031.00
Land in Davidson County, Tennessee being Lot No. 8A on the Plan of Zone Lot Division of Lots 7,8,9, and 10 in the F.T. Holman Subdivision, of record in Plat Book 161, page 2, as amended of record in Plat Bok 6250, page 447, Register's Office for said County, to which plan references is hereby made for a more complete and accurate description.

The Recording of the Plan of Zone Lot Division of Lots 7,8,9,10 in the F.T. Holman Subdivision of record in Plat Book 6250, page 447, amends the recording of Lots 7,8,9 &10, on the plan of F.T. Holman Subdivision as of record in Plat Book 161, page 2, Register's Office Davidson County, Tennessee.

Being a portion of the same property conveyed to the Barbara Polk Ray Revocable Living Trust, Barbara Polk Ray Trustee by quitclaim deed from Barbara Polk Ray, a single person of record in Instrument No. 20130501-0043569. Register's Office for Davidson County, Tennessee.

Map and Parcel: 081-14-0-179.00
Land in Davidson County, Tennessee being Lot No. 8B on the Plan of Zone Lot Division of Lots 7,8,9, and 10 in the F.T. Holman Subdivision, of record in Plat Bok 6250, page 447, Register's Office for said County, to which plan references is hereby made for a more complete and accurate description.

The Recording of the Plan of Zone Lot Division of Lots 7,8,9,10 in the F.T. Holman Subdivision of record in Plat Book 6250, page 447, amends the recording of Lots 7,8,9 &10, on the plan of F.T. Holman Subdivision as of record in Plat Book 161, page 2, Register's Office Davidson County, Tennessee.

Being a portion of the same property conveyed to the Barbara Polk Ray Revocable Living Trust, Barbara Polk Ray Trustee by quitclaim deed from Barbara Polk Ray, a single person of record in Instrument No. 20130501-0043567. Register's Office for Davidson County, Tennessee.

Map and Parcel: 081-14-0-029.00
Land in Davidson County, Tennessee being Lot No. 10A on the Plan of Zone Lot Division of Lots 7,8,9, and 10 in the F.T. Holman Subdivision, of record in Plat Bok 6250, page 447, Register's Office for said County, to which plan references is hereby made for a more complete and accurate description.

The Recording of the Plan of Zone Lot Division of Lots 7,8,9,10 in the F.T. Holman Subdivision of record in Plat Book 6250, page 447, amends the recording of Lots 7,8,9 &10, on the plan of F.T. Holman Subdivision as of record in Plat Book 161, page 2, Register's Office Davidson County, Tennessee.

Being a portion of the same property conveyed to the Barbara Polk Ray Revocable Living Trust, Barbara Polk Ray Trustee by quitclaim deed from Barbara Polk Ray, a single person of record in Instrument No. 20130501-0043570. Register's Office for Davidson County, Tennessee.

Map and Parcel: 081-14-0-177.00
Land in Davidson County, Tennessee being Lot No. 10B on the Plan of Zone Lot Division of Lots 7,8,9, and 10 in the F.T. Holman Subdivision, of record in Plat Bok 6250, page 447, Register's Office for said County, to which plan references is hereby made for a more complete and accurate description.

The Recording of the Plan of Zone Lot Division of Lots 7,8,9,10 in the F.T. Holman Subdivision of record in Plat Book 6250, page 447, amends the recording of Lots 7,8,9 &10, on the plan of F.T. Holman Subdivision as of record in Plat Book 161, page 2, Register's Office Davidson County, Tennessee.

Being a portion of the same property to the Barbara Polk Ray Revocable Living Trust, Barbara Polk Ray Trustee by quitclaim deed from Barbara Polk Ray, a single person of record in Instrument No. 20130501-0043568, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2501, 2503, 2509 and 2511 Heiman Street, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 our hands this 31st day of January, 2017.

BARBARA POLK RAY TRUSTEE OF THE
BARBARA POLK RAY REVOCABLE LIVING
TRUST U/A/D SEPTEMBER 27, 2005

Barbara Polk Ray, TRUSTEE

Barbara Polk Ray
Trustee

State of Tennessee
County of Davidson

On this 31st day of January, 2017, before me, a Notary public in and for said County and State, personally appeared Barbara Polk Ray, Trustee, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument in her capacity as Trustee, and acknowledged that the same is said Trustees individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public Shannon Philbin
My Commission Expires: 5-6-19

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 201