1 CSRM
Box 44

BILL GARRETT, Davidson County
Trans:T20170016542 DEEDWARR
Recvd: 02/24/17 15:15 3 pgs
Fees:18.00 Taxes:1942.50
20170224-0018871

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $525,000.00. Sharon Muller Affiant Subscribed and sworn to before me, this 24th day of February, 2017. R J Hall Notary Public My Commission Expires: 10-14-2019

RONNA J. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows: 2004 Maplemere Trust 2004 Maplemere Drive Nashville, TN 37215	Send Tax Bills To: New Owner	Map-Parcel Number: 144-12-0-012.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY MOBLEY, EXECUTOR OF THE ESTATE OF GEORGE C. FORSYTH**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **2004 MAPLEMERE TRUST U/A/D**

FEBRUARY 24, 2017, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Otter Creek Hills, as of record in Plat Book 2900, page(s) 110 and 111, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 46 fronts 181 feet on the east side of Maplemere Drive, as measured with a slight curve, and extends back 390 feet on the north line and 403 feet on the south line, to a dead line being a broken line on which it measures 183.5 feet.

Being the same property conveyed to George C. Forsyth and wife, Ann S. Forsyth, by deed from James E. Newman and wife, Marian C. Newman, of record in Book 5005, page 890, Register's Office for Davidson County, Tennessee. The said Ann S. Forsyth conveyed her interest in the subject property to George C. Forsyth by quitclaim deed of record in Book 10359, page 210, dated February 18, 1997, said Register's Office. George C. Forsyth died on June 25, 2016. The Will of George C. Forsyth filed for record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 16P1298, appoints Jeffrey Mobley, Executor with power to sell.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2017 County taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 2900, pages 110 and 111, Register's Office for Davidson County, Tennessee.

3. Water Main Easement of record in Book 3183, page 411, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2004 Maplemere Drive, 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 Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 24th day of February, 2017.

Jeffrey Mobley, Executor
of the Estate of George C. Forsyth

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Mobley, Executor of the Estate of George C. Forsyth, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of February, 2017

(Seal)

LINDSAY KEEFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

Notary Public

My Commission Expires: 9/7/2020