File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170034395 DEEDWARR
Recvd: 04/24/17 14:26 2 pgs
Fees:13.00 Taxes:3145.00
20170424-0040046

W & I Ref: (DM) Title No.: 58922
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Royal Oaks, LLC 436 Royal Oaks Drive Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 11615003600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$850,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Floy C. McPherson, Jane M. Bruce, and Robbie M. Sneed, Co-Executors of the Will of Jane T. McPherson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Royal Oaks, LLC,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot No. 5 on the Plan of Resubdivision of Royal Oaks, Section "B" of record in Book 1424, page 89, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to E. W. McPherson and wife, Jane T. McPherson by Warranty Deed from E. Terry Hart and wife, Florence Williamson Hart dated July 31, 1968 and recorded on August 5, 1968 of record in Book 4257, page 8, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 28, 1996, recorded on March 5, 1996 of record in Book 9968, page 171, said Register's Office. E.W. McPherson conveyed his interest in subject property to Jane T. McPherson. The said Jane T. McPherson has since died. The Will of Jane T. McPherson of record in Docket No. 16P1645 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division appointed Floy C. McPherson, Jane M. Bruce and Robbie M. Sneed, as Co-Executors.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424, page 89, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Easement for sanitary sewer to the City of Belle Meade of record in Book 5787, page 146, said Register's Office.

This is improved property, known as 429 Royal Oaks Drive, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of April, 2017.

Floy C. McPherson

Floy C. McPherson, Co-Executor under the Will of Jane T. McPherson

Jane M. Bruce

Jane M. Bruce, Co-Executor under the Will of Jane T. McPherson

Robbie M Sneed

Robbie M. Sneed, Co-Executor under the Will of Jane T. McPherson

State of Tennessee

County of Davidson

On this 21st day of April, 2017, before me the undersigned authority, personally appeared Floy C. McPherson, Jane M. Bruce, and Robbie M. Sneed, as Co-Executors under the Will of Jane T. McPherson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $850,000.00.

Affiant

Sworn and subscribed before me this 21st day of April, 2017.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: _____

Notary