WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170036154 DEEDWARR
Recvd: 04/28/17 15:12 2 pgs
Fees:13.00 Taxes:1480.00
20170428-0042103

File No. RW0002835

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: 12.19.19
(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Gray Barnes Third Party Special Needs Trust	New Owner	130-13-0-009.00
(NAME)	(NAME)	
418 Page Road	420 Page Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37205	Nashville TN 37205	
(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, I, **The Heirs of H. W. Sterling (Helen W. Sterling, sole heir),** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Glen R. Barnes, Trustee of the Lauren Gray Barnes Third Party Special Needs Trust,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot No. 36, of Block No. 4, on the Plan of The Highlands of Belle Meade Number 1, as of record in Book 547, Page 180, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 36 fronts 100 feet on the Easterly side of Page Road and runs back 178.65 feet on the Northerly line and 178.8 feet on the Southerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to H. W. Sterling (Deceased January 22, 1954) by John F. House and wife, Grace W. House, by Warranty Deed of record in Book 1235, Page 346, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 418 Page Road, Nashville, TN 37205

(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 my hand this 24th day of April, 2017.

The Heirs of H. W. Sterling

BY: Helen W. Sterling
Helen W. Sterling, sole heir

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Helen W. Sterling, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Sole Heir of The Estate of H. W. Sterling, the within named bargainor, and that she as such Sole Heir, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by herself as Sole Heir.

Witness my hand this 24th day of April, 2017.

Notary Public

My commission expires: 12.19.19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY