BILL GARRETT, Davidson County
Trans:T20170036482 DEEDWARR
Recvd: 05/01/17 13:14 3 pgs
Fees:18.00 Taxes:1453.36
20170501-0042533

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Friends of Radnor Lake 1160 Otter Creek Road Nashville, TN 37220	New Owner	16001001900

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Deborah Beth Derseweh Willingham, Melisa Jan Derseweh and Patricia Carol Derseweh Hughes (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Friends of Radnor Lake, a Tennessee non-profit corporation, (The "Grantee"), successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 164 on the plan of Section Two, Oak Hill Estates, of record in Book 4460, page 36, 37, and 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 164 fronts 175.00 feet on the northerly margin of Forest Hill Drive and extends back between parallel lines 394.30 feet to a dead line.

Being the same property conveyed to James R. Derseweh and wife, Laverne Derseweh by Warranty Deed from William L. Potts and wife, Paula Faith Debney Potts of record in Nook 7701, page 864, said Register's Office for Davidson County, Tennessee. James R. Derseweh having predeceased Laverne Derseweh. Laverne Derseweh a/k/a Helen La Verne Derseweh having died on August 25, 2015 and upon her death title was vested in Deborah Beth Derseweh Willingham, Daughter, Melisa Jan Derseweh, Daughter and Patricia Carol Derseweh Hughes, Daughter. The Last Will and Testament for the Helen La Verne Derseweh was filed in the Probate Division, of the Seventh Circuit Court of Davidson County Tennessee, Probate 15P1665.

This is improved real property located on 852 Forest Hills Drive, Nashville, TN 37220.

This conveyance is subject to the following:

1. Taxes for the year 2017 for Davidson County, Tennessee.
2. All matters as shown on Plat of record in Book 4460, pages 36, 37, and 38, Register's Office for Davidson County, Tennessee.
3. Easement as shown of record in Book 8389, page 610 and Instrument No. 20130520-0050591, said Register's Office for Davidson County, Tennessee.
4. Covenants as shown of record in Book 4537, page 496, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $392,800.00.
(
(Affiant
(Subscribed and sworn to before me
(this 28th day of April, 2017.
(
(My Commission Expires: 11-3-20 Notary Public

TAMELA BRYAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and binds themselves, their and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

Deborah Beth Derseweh Willingham by Melisa J. Derseweh Atty in Fact
Deborah Beth Derseweh Willingham
By: Melisa J. Derseweh, Attorney in Fact

Melisa Jan Derseweh

Patricia Carol Derseweh Hughes by Melisa J. Derseweh Atty in Fact
Patricia Carol Derseweh Hughes
By: Melisa J. Derseweh, Attorney in Fact

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}
Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Melisa Jan Derseweh with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that she executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 28th day of April, 2017.

My Commission Expires: 1-6-19 Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Melisa J. Derseweh with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Patricia Carol Derseweh Hughes and who acknowledged that she executed the same as the free act and seed of the said Patricia Carol Derseweh Hughes.

WITNESS my hand and official seal at Nashville, Tennessee this 28th day of April, 2017.

My Commission Expires: 1-6-19 Notary Public

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Melisa J. Derseweh with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Deborah Beth Derseweh Willingham and who acknowledged that she executed the same as the free act and deed of the said Deborah Beth Derseweh Willingham.

WITNESS my hand and official seal at Nashville, Tennessee this 28th day of April, 2017.

My Commission Expires: 1-6-19 Notary Public