Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1216

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of July, 2017

Notary Public
Commission Expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Steady Grace, LLC, a Tennessee 4034A California Ave SW Seattle WA, 98116	NEW OWNER	072-07-0-054.00

BILL GARRETT, Davidson County
Trans:T20170061145 DEEDWARR
Recvd: 07/18/17 09:41 2 pgs
Fees:13.00 Taxes:629.00
20170718-0072005

WARRANTY DEED

FOR AND IN 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/WE,
Wanda J. Stine, as Personal Representative and as Sole Beneficiary and The Estate of Patricia Ruth Davis
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Steady Grace, LLC, a Tennessee Limited Liablity Company
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:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 24 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 24 fronts 50 feet on the south side of Kirkland Avenue and runs back 228.5 feet on the easterly line and 230.2 feet on the westerly line to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Patricia R. Davis, unmarried by Warranty deed from Billy Ray Jones and wife Mary Dabbs Jones of record in Instrument No. 20060630-0078507 Register's Office for Davidson County, Tennessee, dated June 30, 2006 and recorded on June 30, 2006.
The said Patricia R. Davis aka Patricia Ruth Davis died testate on August 15, 2015, her estate and Last Will and Testament having been probated of record in Docket No. 17P-711, in the Probate Division of the Circuit Court for Davidson County, Tennessee, naming and devising real property to Wanda J. Stine, as Personal Representative and as Sole Beneficiary of The Estate of Patricia Ruth Davis.

Being also known as 1220 Kirkland Avenue Nashville, Tennessee 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1220 Kirkland Avenue, Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of July, 2017.

Estate of Patricia Ruth Davis:

Wanda J. Stine

Wanda J. Stine Personal Representative

Wanda J. Stine
Personal Representative

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wanda J. Stine** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee this 14th day of July, 2017.

Notary Public
My Commission Expires: 9-16-18

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wanda J. Stine** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the the Personal Representative of The Estate of Patricia Ruth Davis, within named bargainor, a corporation, and that such person, executed the within instrument by personally signing the name of the corporation as Personal Representative.

Witness my hand and official seal at _____, Tennessee this 14th day of July, 2017.

Notary Public
My Commission Expires: 9-16-18