Davidson County DEEDWARR
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Fees:23.00 Taxes:4070.00
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#33784

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33784-06-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00 Affiant Subscribed and sworn to before me this 26th day of July, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: David Gilbert, Connie Gilbert 4901 Tyne Valley Blvd Nashville, TN 37220	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 132 03 0 003 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert P. Cain, III, Executor of The Estate of Maryanne Boillin Cain** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Gilbert and Connie Gilbert, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 790 Norwood Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of July, 2017.

Robert P. Cain, III, Executor of The Estate of
Maryanne Boillin Cain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert P. Cain III, Executor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2017.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Mrs. W.G. Kennon's Subdivision, of record in Book 1130, page 6, Register's Office for said County.

Said Lot fronts 357 feet 6 inches on the north side of West Norwood Drive and runs back 386 feet on the west line and 360 feet on the east line to a dead line in the rear on which it measures 357 feet and contains 3.2 acres more or less.

Being the same property conveyed to Robert P. Cain, Jr. and wife, Maryanne Boillin Cain by deed dated June 13, 1960 from Dr. Robert S. Curtis and wife, Gwendolyn D. Curtis of record in Book 3075, page 617, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 6, 1992 in Book 8689, page 869, Register's Office for Davidson County, Tennessee, Robert P. Cain, Jr. conveyed his interest in subject property to Maryanne Boillin Cain. Maryanne Boillin Cain having since died on April 2, 2016 leaving a Last Will and Testament filed for Probate in Docket No. 16P842, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, Maryanne Boillin Cain directed the Executor administer and distribute the real property as part of her probate estate. Letters Testamentary were issued to Robert P. Cain, III.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 132 03 0 003 00.
2. All matters appearing on the Plan of record as Book 1130, page 6, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

