WARRANTY DEED

Bill Garrett Davidson County
Batch# 35531 **DEEDWARR**
12/08/2017 03:08:14 PM 3 pgs
Fees: $18.00 Taxes: $8,140.00

20171208-0125612

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MSMS Properties Trust	New Owner	13009006800
(NAME) 4500 Alcott Dr.	(NAME)	13009006900
(ADDRESS) Nashville TN 37215	(ADDRESS)	13009008700
(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, SUSAN ALLISON RABY PATTON, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY PATE RABY, SUSAN ALLISON RABY PATTON, INDIVIDUALLY, AND MARY ANNE RABY, INDIVIDUALLY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN T. MOSES, TRUSTEE OF THE MSMS PROPERTIES TRUST, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO. 1:

A small tract or parcel of land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, as follows:

Being the westerly 0.42 of an acre of Lot No. 6 and the easterly 1.58 acre of Lot No. 7 in Bransford Realty Company's Forrest Park Subdivision of part of Belle Meade, the plan of which is of record in Book 421, page 64, Register's Office for said County, described as follows:

Beginning in the center of Meadow-Wood Drive at a point, the southwest corner of the tract of 1.81 acres, more or less, conveyed by Bransford Realty Company to H. H. Heistand and wife, Lillie Heistand, by deed of record in Book 499, page 100, said Register's Office, thence along the center of Meadow-Wood Drive in a northwesterly direction 77 feet to a point, the southeast corner of the tract of 1.75 acres conveyed by Bransford Realty Company to Ben S. Peffen and wife, Bessie B. Peffen, by deed of record in Book 499, page 84, said Register's Office; thence north 28 degrees east 601 feet to a point, said Peffen's northeast corner in the north margin of a 15 foot reserved strip; thence south 70½ degrees east 211½ feet to said Heistand's northwest corner in the north margin of said 15 foot reserved strip; thence along said Heistand's westerly boundary line south 40 degrees west 643 feet to the beginning, containing 2 acres, more or less.

TRACT NO. 2:

Being the westerly part of the northerly part of lot No. 7 and the easterly part of the northerly part of lot No. 8

on the Plan of Bransford Realty Company's Forrest Park Subdivision of part of Belle Meade, as of record in Book 421, page 64, Register's Office for said County, described according to a survey made by James L. Murphy, Jr., Surveyor, November 16, 1960, as follows:

Beginning on the southerly margin of a 25-foot strip reserved for roadway, at the northeast corner of lot No. 6 on the Plan of Warner Court, Section 2, as of record in Book 2330, page 124, said Register's Office;thence with the southerly margin of said 25-foot strip, south 69 degrees 55 minutes east 171.99 feet to the northwest corner of the property conveyed to William Buford Pate and wife, by deed from Bessie B. Peffen et al, of record in Book 2099, page 252, said Register's Office; thence with said Pate's westerly line, south 28 degrees 55 minutes west 269.94 feet to the center of Clydelan Court (proposed); thence with the center of said Court, north 34 degrees 01 minute west 19.37 feet to the beginning of a curve; thence around said curve with a radius of 154.12 feet, northwestwardly 96.39 feet; continuing with the center of said Court, north 69 degrees 51 minutes west 25 feet to the eastern boundary of the Plan of Warner Court, Section 2, thence with said boundary, north 20 degrees 08 minutes east 226.04 feet to the beginning. This conveyance is made subject to an easement for 15-foot strip along northerly line of premises, as referred to in deed of record in Book 499, page 84, said Register's Office, and as shown on plan of record in Book 421, page 64, said Register's Office.

TRACT NO. 3:

Being the easterly 1.41 of an acre of lot numbered "eight" (8) and the westerly .34 of an acre of lot numbered "seven" (7) in the Bransford Realty Co's Forrest Park Subdivision of part of Belle Meade, the plan of which is of record in Book 421, page 64 of the Register's Office for Davidson County, Tennessee, and is more accurately described as beginning at a point in the southern margin of a 25 foot strip reserved 659 feet south of the northeast corner of Lot No. 10 in said plan; thence southerly 28 degrees west 601 feet to a point in Meadow-wood Drive; thence north 77 degrees west 83 feet to a point; thence north 19 degrees east 606 feet to a point in the southern margin of Meadow-wood Drive; thence in an eastwardly direction and along the southern margin of said Meadow-wood Drive 172 feet to the point of beginning, and containing 1.75 acres, more or less, including and excluding a 15' strip reserved off the northerly part of said lot for a road.

Included but excluded herefrom is the property conveyed to William Buford Pate and wife, from Ben S. Peffen and wife, as of record in Book 3162, page 11, Register's Office, for Davidson County, Tennessee.

Being the same property conveyed to Mary Pate Raby by Warranty Deed from Helen Pate Bain, an unmarried person, recorded on the 29th day of March, 1996 in Deed Book 9994, page 872, said Register's Office. The said Mary Pate Raby having since died testate on or about October 20, 2014, devising subject property to Mary Anne Raby and Susan Allison Raby, pursuant to her will of record in the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 15P-2058.

This conveyance is subject to: 2018 property taxes which are a lien, but not yet due and payable; all matters as shown on the Bransford Realty Company's Forrest Park Subdivision of part of Belle Meade, the plan of which is of record in Book 421, page 64; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 120 Meadow Wood Drive, 122 Meadow Wood Drive, and 210 Maybelle Lane, 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 our hands this 17th day of November, 2017.

Susan Allison Raby Patton, Personal Representative of the Estate of Mary Pate Raby

Susan Allison Raby Patton, Individually

Mary Anne Raby
By: Susan Allison Raby Patton, Attorney-in-Fact
Mary Anne Raby, Individually
By: Susan Allison Raby Patton, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Susan Allison Raby Patton, Personal Representative of the Estate of Mary Pate Raby, and Susan Allison Raby Patton, Individually, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville TN, this 17th day of November, 2017.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/4/18

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Susan Allison Raby Patton, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Mary Anne Raby as her duly appointed attorney in fact, and acknowledged that she executed the same as the free act and deed of the said Mary Anne Raby.

Witness my hand and official seal at Nashville TN, this 17th day of November, 2017.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/4/18