Box # 14

G#30376-3

WARRANTY DEED

Bill Garrett Davidson County
Batch# 41070 DEEDWARR
12/27/2017 09:23:27 AM 2 pgs
Fees: $13.00 Taxes: $463.42

20171227-0130927

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$125,250.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of December, 2017.

Notary Public

My commission expires: 7-8-2019

(AFFIX SEAL)

BRENT S. PRIEST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Family Trust Services, LLC	**"New Owner"**	**052-01-0132.00**
829 Gale Lane		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Brian J. Anthis, deceased, Linda Edwards, Executrix, of the Estate of Brian J. Anthis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Family Trust Services, LLC, a Tennessee limited liability 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 Lot No.11 on the Plan Block "F" on the initial Plat of Crittenden Estates Subdivision, of record in Plat Book 974, Page 69, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot 11 fronts 55 feet on the easterly side of Idlewild Avenue and runs back 138.9 feet on the northerly line and 139 feet on the southerly line to a dead line, measuring 55 feet thereon.

Being all of the same property conveyed to Brian J. Anthis by deed from Tracey Jo Willis and Christopher Willis, dated March 19, 2010, of record in Instrument Number 20100324-0021887, Register's Office for Davidson County, Tennessee.

Brian J. Anthis died on June 1, 2017, leaving a Last Will and Testament, which has been admitted to probate under Case No. 17P1158 in the Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Court). Pursuant to said Will, Linda Edwards was appointed Executrix of the Estate. By order entered November 8, 2017 in said Case No. 17P1158, the Executor was authorized and directed to sell and convey said property.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 974, Page 69, said Register's Office;

2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4122, Page 459, Register's Office for Davidson County, Tennessee;

3) Taxes which have been prorated and assumed by the Grantee's herein, and subsequent years, not yet due and payable.

This is Improved (_X___) Unimproved (____) property, known as **505 Idlewild Avenue, Madison, TN 37115**

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 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/our hand(s) this **22nd** day of **December, 2017.**

Linda Edwards White, Exec.
Linda Edwards Executrix of the Estate of Brian J. Anthis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Linda Edwards, Executrix of the Estate of Brian J. Anthis,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **December, 2017.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 1/17/21