WARRANTY DEED

Bill Garrett Davidson County
Batch# 41908 **DEEDWARR**
12/27/2017 04:01:03 PM 9 pgs
Fees: $48.00 Taxes: $4,810.00

20171227-0131577

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 **$1,300,000.00.**

Affiant

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

Notary Public

My commission expires:

(AFFIX SEAL)

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
David Haverkamp	New Owner	**Map 104-08-0 Parcel 184.00**
700 12th Ave S Unit 1211		
Nashville, TN 37203		

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, WE,

Anne Trice Nixon, Mignon Elizabeth Nixon, and Waverly D. Crenshaw as Co-Executors under the Last Will and Testament of Betty Chiles Nixon; Anne Trice Nixon, Devisee under the Last Will and Testament of Betty Chiles Nixon, Mignon Elizabeth Nixon, Devisee under the Last Will and Testament of Betty Chiles Nixon; and Thomas Henry Clark, II and Anne Trice Nixon, as Co-Trustees of the Clark Family Trust created under the Last Will and Testament of Thomas Henry Clark

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

David Haverkamp

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 part of Lot No. 56 on the Plan of O. B. Hayes' large lots, called "Rokeby", as of record in Book 21, Page 87, Register's Office for said County, described as follows:

Beginning on the westerly margin of 18th Avenue, South, at 100 feet south of the southerly margin of Criddle Street, said point being the southeast corner of the property conveyed to George Peabody College for Teachers, by deed from Jeannie Pebbles Dewitt and husband, of record in Book 846, Page 170, said Register's Office; thence with said College's southerly line, westwardly 150 feet to the easterly margin of an alley; thence with said alley, southwardly 100 feet to the northwest corner of the property conveyed to Robert L. Lawrence, Sr., for life, etc. by deed from Phil D. Johnson and wife, of record in Book 734, Page 369, said Register's Office; thence with Lawrence's northerly line, eastwardly 150 feet to the westerly margin of 18th Avenue, South; thence with said avenue, northwardly 100 feet to the beginning.

Being the same property conveyed to John Trice Nixon and wife, Betty Chiles Nixon, by Deed dated June 7, 1971 from Third National Bank in Nashville, Successor Trustee, of record in Book 4511, Page 342, Register's Office for Davidson County, Tennessee. The said John T. Nixon and Betty C. Nixon having since divorced, John Trice Nixon quitclaimed his interest in the property to Betty Chiles Nixon by Quitclaim Deed recorded in Book 6717, page 998, said Register's Office. The said quitclaim deed was dated 11/21/1985 and was executed pursuant to a Final Divorce Decree & Property Settlement entered in File No. 85D-3339, Fourth Circuit Court of Davidson County, Tennessee. The said Betty Chiles Nixon later married Thomas Henry Clark. By quitclaim deed dated November 1, 2002, Betty Chiles Nixon conveyed a one-half undivided interest to her new husband, Thomas Henry Clark, as a tenant in common, and not as tenant by the entireties, which quitclaim deed appears of record as Instrument No. 20021104-0134929, said Register's Office. Thomas Henry Clark died on December 9, 2010, leaving a Last Will and Testament which has been admitted to probate under Case No. 10P-1869 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Pursuant to said Will, Thomas Henry Clark's fifty percent (50%) undivided interest in the property was devised to the Trustees of the Clark Family Trust as created under said Will. The devise to the Trust was further confirmed by the recording of an Executors Deed which appears of record as Instrument No. 20120126-0007556, said Register's Office. Betty Chiles Nixon died on August 29, 2016, leaving a Last Will and Testament which has been admitted to probate under Case No. 16P-1557 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Pursuant to said Will, Betty Chiles Nixon's fifty percent (50%) undivided interest was devised to her daughters Mignon Elizabeth Nixon and Anne Trice Nixon. Waverly D. Crenshaw is one and the same as Waverly D. Crenshaw, Jr.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 21, Page 87, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_x___) Unimproved (____) property, known as 1607 18th Avenue South, Nashville, Tennessee 37212

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 21st day of **December, 2017.**

Anne Trice Nixon

Anne Trice Nixon, individually

Anne Trice Nixon

Anne Trice Nixon, Co-Executor under the Last Will and Testament of Betty Chiles Nixon

Anne Trice Nixon

Anne Trice Nixon, Co-Trustee of the Clark Family Trust

Thomas Henry Clark, II, Co-Trustee of the Clark Family Trust

Waverly D. Crenshaw, Co-Executor under the Last Will And Testament of Betty Chiles Nixon

Mignon Elizabeth Nixon

Mignon Elizabeth Nixon, individually

Mignon Elizabeth Nixon

Mignon Elizabeth Nixon, Co-Executor under the Last Will and Testament of Betty Chiles Nixon

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 20 day of **December, 2017.**

Anne Trice Nixon, individually

Anne Trice Nixon, Co-Executor under the Last Will and Testament of Betty Chiles Nixon

Anne Trice Nixon, Co-Trustee of the Clark Family Trust

Thomas Henry Clark, II, Co-Trustee of the Clark Family Trust

Waverly D. Crenshaw aka Waverly D. Crenshaw, Jr., Co-Executor under the Last Will And Testament of Betty Chiles Nixon

Mignon Elizabeth Nixon, individually

Mignon Elizabeth Nixon, Co-Executor under the Last Will and Testament of Betty Chiles Nixon

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 20 day of December, 2017.

Anne Trice Nixon, individually

Anne Trice Nixon, Co-Executor under the Last Will and Testament of Betty Chiles Nixon

Anne Trice Nixon, Co-Trustee of the Clark Family Trust

Thomas Henry Clark, II, Co-Trustee of the Clark Family Trust

Waverly D. Crenshaw aka Waverly D. Crenshaw, Jr., Co-Executor under the Last Will And Testament of Betty Chiles Nixon

Mignon Elizabeth Nixon, individually

Mignon Elizabeth Nixon, Co-Executor under the Last Will and Testament of Betty Chiles Nixon

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

On 12/21/2017 before me, PATRICK F. SULLIVAN, Notary Public
(insert name and title of the officer)

personally appeared Anne Trice Nixon, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity(~~ies~~), and that by her signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CMD-1 PATRICK F. SULLIVAN Comm. No. 2099640 NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY My Comm. Exp. March 3, 2019 CMD-1

Signature Patrick F. Sullivan (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 12/21/2017 before me, Patrick F. Sullivan, Notary Public
(insert name and title of the officer)

personally appeared Mignon Elizabeth Nixon, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity(~~ies~~), and that by her signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

PATRICK F. SULLIVAN
Comm. No. 2099640
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Exp. March 3, 2019

Signature Patrick F. Sullivan (Seal)

STATE OF WASHINGTON)
COUNTY OF KING)

Personally appeared before me, a Notary Public of said County and State, **Thomas Henry Clark, II, Co-Trustee of the Clark Family Trust,** the within named seller(s), 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 and official seal at SEATTLE (city), WASHINGTON (state), this 20 day of **December, 2017.**

Notary Public

My Commission Expires: 18 SEPT. 2018

Notary Public
State of Washington
MARIA G YERKES MEDINA
MY COMMISSION EXPIRES
September 18, 2018

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, a Notary Public of said County and State, **Waverly D. Crenshaw aka Waverly D. Crenshaw, Jr., Co-Executor under the Last Will and Testament of Betty Chiles Nixon,** the within named seller(s), 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 and official seal at _____ (city), _____ (state), this ____ day of **December, 2017.**

_____
Notary Public

My Commission Expires:_____

California All-Purpose Notary Acknowledgment Attached for Anne Trice Nixon

California All-Purpose Notary Acknowledgment Attached for Mignon Elizabeth Nixon

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, a Notary Public of said County and State, **Thomas Henry Clark, II, Co-Trustee of the Clark Family Trust,** the within named seller(s), 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 and official seal at _____ (city), _____ (state), this ____ day of **December, 2017.**

_____
Notary Public

My Commission Expires:_____

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Waverly D. Crenshaw aka Waverly D. Crenshaw, Jr., Co-Executor under the Last Will and Testament of Betty Chiles Nixon,** the within named seller(s), 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 and official seal at Nashville (city), Tennessee (state), this 20th day of **December, 2017.**

Teresa C. Ginn
Notary Public

My Commission Expires: 05-06-2019

TERESA C. GINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2019

California All-Purpose Notary Acknowledgment Attached for Anne Trice Nixon

California All-Purpose Notary Acknowledgment Attached for Mignon Elizabeth Nixon