Prepared By:
Providence Title, LLC
25 Century Blvd, Ste 402
Nashville, TN 37214

Bill Garrett Davidson County
Batch# 42979 DEEDWARR
12/29/2017 03:07:25 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20171229-0132487

WARRANTY DEED

This Deed is dated December 27, 2017, and is made between Anita Y. Lockridge, Individually and Anita Y. Lockridge, as Conservator of Helen Louise Lockridge, Protected Person, "Grantor" and Dana M. Hardy, as to an undivided 50% interest and Cynthia P. Lucas, as to an undivided 50% interest as tenants in common, the "Grantee".

Anita Y. Lockridge was appointed as Conservator of the Protected Person of Helen Louise Lockridge by the 7th Circuit Court in the Davidson County of Nashville, Tennessee, Docket No. 16P-1708 on December 15, 2017, and is now qualified and acting in such capacity pursuant to the Order Approving Sale of Real Property attached hereto as Exhibit A.

NOW, THEREFORE, pursuant to the powers conferred upon Anita Y. Lockridge, Conservator, by said Court, and Anita Y. Lockridge individually as Grantor does hereby sell, convey, assign, transfer and set over unto the Grantee, for an in consideration of the sum of three hundred and fifty thousand DOLLARS, ($350,000.00), the following described real property, together with any improvements, situate in the County of Davidson, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 4 and the westerly 3 feet of Lot NO. 5 on the Plan of W. H. & B. E. Matthews' Subdivision of Lot Nos. 6, 7, 8, and 9 of the Waverly Land Company's plan of Lots recorded in Book 161, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Anita Y. Lockridge and Helen Louise Lockridge by virtue of that certain Warranty Deed dated April 29, 1988, and being of record at Book 7534, Page 280 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever and that the same is unencumbered, except for year 2018, Davidson County real property taxes, being a lien not yet due and payable.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Anita Y. Lockridge, Individually

Anita Y. Lockridge as Conservator for
Helen Louise Lockridge
Protected Person

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Anita Y. Lockridge and Anita Y. Lockridge as Conservator for Helen Louise Lockridge, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of December, 2017.

Jacqueline G Brown
Notary Public

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-5-18

Property Owner & Address:	Dana M. Hardy and Cynthia P. Lucas 762 E. Argyle, Nashville, TN 37203
Tax Parcel No:	10510005300
Property Address:	762 E. Argyle, Nashville, TN 37203
MAIL TAX BILLS TO:	Owner at Property Address

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $350,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of December, 2017.

Carmen Coats
Notary Public

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

My Commission Expires: