WARRANTY DEED

Bill Garrett Davidson County
Batch# 46952 DEEDWARR
01/11/2018 11:47:44 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20180111-0003819

File No. RW0003737

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY of January, 2018.

Notary Public

MY COMMISSION EXPIRES: 8.17.19
(AFFIX SEAL)

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank & Lloyd Enterprises Profit Sharing Plan	New Owner	083-02-0-098.00
(NAME)	(NAME)	
1420 Roberts Ave	2100 Kingsbury	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206	La Porte, IN. 46350	
(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, I, **Mary A. Pinkerton, a widow,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David L. Porter, Trustee, Frank & Lloyd Enterprises, Inc., an Indiana Corporation Profit Sharing Plan** HEREINAFTER CALLED THE GRANTEE, 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. 15 on the Map of the Subdivision of the Roberts Property, as of record in Book 421, Page 81, Register's Office for said County, together with a part of a 15-foot alley in the rear of said lot, as shown on said plan and which alley was closed by City Ordinance No. 46-409, of the City of Nashville.

SAID Lot and part of said alley, as closed, fronts 50 feet on the southerly side of Roberts Avenue and run back between parallel lines 188 feet more or less to the northerly margin of Sharpe Avenue, formerly Weakley Avenue.

Being the same property conveyed to Frank M. Pinkerton and Mary A. Pinkerton by Warranty Deed William A. Dorris and Jim Ellis, recorded September 18, 1978 in Book 5338, Page 844, in the Register's Office for Davidson County, Tennessee. Frank M. Pinkerton and Mary A. Pinkerton were continuously married to each other until the death of Frank M. Pinkerton on March 21, 1991, title now vest solely in Mary A. Pinkerton as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1420 Roberts Ave, Nashville, TN 37206

(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 my hand this 10th day of January, 2018.

Mary A Pinkerton
Mary A. Pinkerton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mary A. Pinkerton, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 10th day of January, 2018.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Leslie Garside
Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206