This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18073

Bill Garrett Davidson County
Batch# 68122 DEEDWARR
03/13/2018 10:57:28 AM 3 pgs
Fees: $18.00 Taxes: $481.00
20180313-0023571

Send Tax Bills To:
New Owner

New Owner is:
March Developments, LLC
4903 Darlington Court
Nashville, TN 37211

MAP: 081-07-0
PARCEL: 006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Delphia M. Lindsay, Executrix of the Estate of Henry E. Lindsay and Timothy E. Lindsay, divisee under the Last Will and Testament of Henry E. Lindsay, Jr.,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **March Developments, LLC**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 1700 Simpkins Street, Nashville, TN 37208

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND located and situated in the 8th Civil District of Davidson County, Tennessee, being part of an unnumbered lot on the plan of John A. Bell's Subdivision of the Mary J. Fox Lands, as of record in Book 332, Page 41, Register's Office for Davidson County, Tennessee.

SAID part of the unnumbered lot fronts 60 feet, more or less, on the northerly side of E. Street or Simpkins Street, and runs back 150 feet, more or less, to an alley, and is described as follows:

BEGINNING at a point on the north margin of said E. Street or Simpkins Street; thence with the north margin of E. Street or Simpkins Street eastwardly 60 feet, more or less, to the westerly margin of Seventeenth, 17th Avenue North; thence northwardly 150 feet, more or less, to the southerly line of an alley; thence with the said southerly line of said alley westwardly 54 feet, more or less; thence southwardly 150 feet, more or less, to the point of beginning.

BEING the same property conveyed to Henry E. Lindsay, Jr. by Warranty Deed from City Development Company, dated 1/9/78 and recorded 1/10/78 in Book 5241, Page 820, Register's Office for Davidson County, Tennessee. The said Henry E. Lindsay, Jr. died testate on 8/19/15, and pursuant to Order to Probate and Last Will and Testament filed 10/30/15 in Docket No. 15P-1543, in the Seventh Circuit Court for Davidson County, Tennessee, Delphia M. Lindsay was appointed as Executrix. Pursuant to Last Will and Testament dated 5/7/15, the subject property was devised solely to son, Timothy E. Lindsay. Subsequent Orders were filed 12/4/2017, 1/11/2018 and 2/23/2018 granting Executrix's Petition to Sell and authorizing said Executrix to execute Deed to sell and convey subject property.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and has a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 2nd day of March, 2018.

GRANTOR:

The Estate of Henry E. Lindsay Jr.

Delphia Lindsay
Delphia M. Lindsay, Executrix

Timothy E. Lindsay
Timothy E. Lindsay

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Delphia M. Lindsay,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the **Executrix** of the **Estate of Henry E. Lindsay,** the within named bargainor, and that she as such **Executrix**, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 2nd day of March, 2018.

Notary Public

My Commission Expires: Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Timothy E. Lindsay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 2nd day of March, 2018.

Notary Public

My Commission Expires:

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

SWORN TO and subscribed before me this 2nd day of March, 2018.

NOTARY PUBLIC

My commission expires:

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021