**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of April, 2018

Notary Public
Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Bill Garrett Davidson County
Batch# 81822 DEEDWARR
04/17/2018 10:33:29 AM 2 pgs
Fees: $13.00 Taxes: $418.10
20180417-0036043

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| The 316 Rural Hill Trust<br>PO Box 160772<br>Nashville, TN 37216 | SAME AS BUYER | 149-08-0-016.00 |

## WARRANTY DEED

FOR AND IN 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/WE,

**Mary R. Waldron-Baird, devisee under the Last Will and Testament of Joseph M. Waldron, a/k/a Joe M. Waldron, and as Executrix of the Estate of Joe M. Waldron, deceased,**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Amanda Dean, Trustee of The 316 Rural Hill Trust**

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. 21 on the Plan of Dorhill Acres, Section II, as of record in Book 2331, page 144, Register's Office for said County, Said Lot No. 21 fronts 160 feet on the East side of Rural Hill Road and extends back 328.4 feet on the North line and 357.9 feet on the South line which is a broken line, to a line in the rear measuring 109.0 feet.

Being a portion of the same property conveyed to Joseph Milton Waldron by Warranty deed from Martha Cashion Waldron of record in Book 4173, page 200, Register's Office for Davidson County, Tennessee, dated September 18, 1967 and recorded on September 22, 1967. The said Joe Milton Waldron, a/k/a Joseph M. Waldron, having since died, on October 25, 2011. Pursuant to the Last Will and Testament of the said Joseph M. Waldron, in the Probate Court for Rutherford County, Tennessee at Murfreesboro, and recorded in Will Book 52, page 72, in the Register's Office for Rutherford County, Tennessee, subject property was devised to Mary R. Waldron-Baird. The said Mary R. Waldron-Baird was also appointed as Executrix of the Estate of Joseph M. Waldron, will full power to convey subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 316 Rural Hill Road, Nashville, TN 37217.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of April, 2018.

Mary R. Waldron-Baird

Mary R. Waldron-Baird, Devisee

Mary R. Waldron-Baird

Mary R. Waldron-Baird, Executrix

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

**Mary R. Waldron-Baird, devisee and as Executrix of the Estate of Joseph M. Waldron**

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of April, 2018.

Notary Public

My Commission Expires: 3/23/21

(Notary Seal)

MELODY P. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY