THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
610 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 94433 DEEDWARR
05/18/2018 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $639.36
20180518-0047948

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Olga Stone Servay, as Trustee of the Olga Stone Servay Trust dated 08/26/1997 114 Cumberland Trace Nashville, Tennessee 37214	Olga Stone Servay,as Trustee of the Olga Stone Servay Trust dated 08/26/1997 2241 Quail Ridge S. Palm Beach Gardens, FL 33418	073-16-OA-114.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **REFA N. DRETCHEN**, by Bruce Dretchen, Conservator, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **OLGA STONE SERVAY, AS TRUSTEE OF THE OLGA STONE SERVAY TRUST DATED 08/26/1997**, hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being Unit No. 114, as shown on the Plat of Cumberland Trace, of record in Book 5200, Page 700, Register's Office for Davidson County, Tennessee, together with undivided membership in The Cumberland Trace Homeowners' Association, all as described in Book 6218, Page 528, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Refa N. Dretchen, unmarried, from James M. Fentress and wife, Mary D. Fentress, of record in Book 10984, page 317, recorded 6/19/1998, Register's Office for Davidson County, Tennessee.

NOTE: Bruce Dretchen is appointed the Conservator for Refa N. Dretchen under "In the Matter of Conservatorship of: Rega N. Dretchen" in the Probate Court of Davidson County, Tennessee, under Case No. 17-P87. This sale is approved by Order Granting Permission to Sell Real Property filed on May 9, 2018, under the same style.

This property is commonly known as **114 Cumberland Trace, Nashville, TN 37214**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 16TH day of **May, 2018**:

REFA N. DRETCHEN BY
HER CONSERVATOR

Refa N. Dretchen, by Bruce Dretchen, her Conservator

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

On this 16th day of May, 2018, before me personally appeared **Bruce Dretchen**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Refa N. Dretchen** as her **Conservator**, and who acknowledged that he executed the same as the free act and deed of **Refa N. Dretchen**.

Witness my hand and official seal, this the 16 day of **May, 2018**:

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $172,800.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16 DAY OF MAY, 2018:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 12-12-24

NOTARY'S SEAL:

