Bill Garrett Davidson County
Batch# 95433 DEEDWARR
05/22/2018 11:08:49 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20180522-0048940

This Instrument Prepared By:
Brentwood Title & Escrow, LLC320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18075

Send Tax Bills To:
New Owner

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

MAP: 081-07-0
PARCEL: 004.00

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, **Mona S. Lindsay**, 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: 1704 Simpkins Street, Nashville, TN 37208

LAND situated in the old 13th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the north margin of Simpkins Street at a distance of 300 feet east from the northeast corner of Bosley Street and Simpkins Street, the latter street being the street lying or formerly lying between the land of Ambrose and Lesueur and the parcel of land hereby conveyed running thence easterly along the margin of said Simpkins Street 50 feet to a point; thence north at or about right angles to said Street about 154 feet to the center of an alley; thence west with the center of said alley 50 feet to a point; thence southerly at right angles to said alley 153-3/4 feet to the point of beginning.

BEING the same property conveyed to Henry E. Lindsay, Jr. by Warranty Deed from Dorothy Hyde, dated 12/8/80 and recorded 2/9/81 in Book 5708, Page 967, Register's Office for Davidson County, Tennessee. The said Henry E. Lindsay, Jr. died testate on 8/19/15, and pursuant 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 daughter, Mona S. Lindsay Smith (n/k/a Mona S. Lindsay). Subsequently, Delphia M. Lindsay, Executrix for the Estate of Henry E. Lindsay, Jr., having conveyed subject property to Mona S. Lindsay by Executor's Deed of record in in Instrument Number 20180508-0043966, Register's Office for Davidson County, Tennessee

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 have 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 himself and his heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, its heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24th day of April, 2018.

GRANTOR:

Mona S. Lindsay

Mona S. Lindsay

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Mona S. 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 24th day of April, 2018.

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

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

SWORN TO and subscribed before me this 25th day of April, 2018.

NOTARY PUBLIC

My commission expires: _____

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