Bill Garrett Davidson County
Batch# 103712 DEEDWARR
06/12/2018 03:00:30 PM 4 pgs
Fees: $23.00 Taxes: $5,848.78
20180612-0056499

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34281-05-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,580,750.00. Joseph Marshall Davis Affiant Subscribed and sworn to before me this 12th day of June, 2018. Notary Public My Commission Expires: 12-5-2020 KATHLEEN HALE McCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Joseph Marshall Davis Susan McGugin Davis 700 Enquirer Avenue Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130 02 0 130 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Rebecca Thompson Cherry and Diana Thompson Wilker and Carolyn Thompson Beckner, individually, and as Devisees and Personal Representatives of the Estate of Diana R. Thompson, deceased,** (individually and collectively "Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Joseph Marshall Davis and Susan McGugin Davis, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 700 Enquirer Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of June, 2018.

Mary Rebecca Thompson Cherry, individually and as Devisee and Personal Representative

Mary Rebecca Thompson Cherry, individually and
as Devisee and Personal Representative of the
Estate of Diana R. Thompson, deceased

Diana Thompson Wilker, individually and as Devisee and Personal Representative of the estate of Diana R. Thompson, deceased

Diana Thompson Wilker, individually and
as Devisee and Personal Representative of the
Estate of Diana R. Thompson, deceased

Carolyn Thompson Beckner, individually and as Devisee and Personal Representative

Carolyn Thompson Beckner, individually and
as Devisee and Personal Representative of the
Estate of Diana R. Thompson, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Rebecca Thompson Cherry, Diana Thompson Wilker, and Carolyn Thompson Beckner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2018.

My Commission Expires: _____ Notary Public

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Rebecca Thompson Cherry, Diana Thompson Wilker, and Carolyn Thompson Beckner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Devisees under the Last Will and Testament of Diana R. Thompson and the Personal Representatives of the Estate of Diana R. Thompson, Deceased, the within named bargainor, and that they, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing their names as Devisees and Personal Representatives of the Estate of Diana R. Thompson by themselves as such Devisees and Personal Representatives.

Witness my hand, at office, this 12th day of June, 2018.

My Commission Expires: _____ Notary Public

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lot 29 and part of Lot 30 on the Subdivision Plan of Lots 19, 20 and 21, Belle Meade Second Plan, as of record in Plat Book 421, page 172, and part of Lot 7 and part of Lot 8 on the Subdivision Plan of Lot 18 and other lots, Belle Meade Second Plan, as of record in Plat Book 421, pages 98 and 99, Register's Office for said County, said Resubdivision being of record in Plat Book 5200, page 52, said Register's Office, and described as follows:

Beginning at the southeast corner of Enquirer and Iroquois Avenues; thence with the southerly margin of Iroquois Avenue, north 89 deg. 50' east 287 feet; thence south 0 deg. 09' west 144 feet; thence south 89 deg. 26' west 25 feet; thence south 0 deg. 09' west 0.82 of a foot to the line between Lots Nos. 1 and 2, south 89 deg. 50' 06" west 259.72 feet to the easterly margin of Enquirer Avenue; thence with said Avenue, north 0 deg. 45' west 145 feet to the beginning.

Being the same property conveyed to DeWitt C. Thompson, III and wife, Diana R. Thompson by Trustees deed dated December 10, 1993 from Bank South, N.A., as Successor Trustee of The Cathrine D. Wise Trust U/A Dated December 30, 1958 of record in Book 9187, page 561, Register's Office for Davidson County, Tennessee. Dewitt C. Thompson, III died on August 23, 2010 leaving Diana R. Thompson as surviving tenant by the entirety. Diana R. Thompson died on December 21, 2017 leaving a Last Will and Testament filed for Probate in Docket No. 18P387, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, subject property was devised to Mary Rebecca Thompson Cherry, Diana Thompson Wilker, and Carolyn Thompson Beckner. They were also appointed as Personal Representatives and issued Letters Testamentary.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 130 02 0 130 00.
2. Belle Meade City taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No.: 130 02 0 130 00.
3. All matters appearing on the Plan of record as Book 5200, page 52, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 421, pages 98 and 99 and Book 421, page 172, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewer granted to the City of Belle Meade of record in Book 5787, page 235, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

