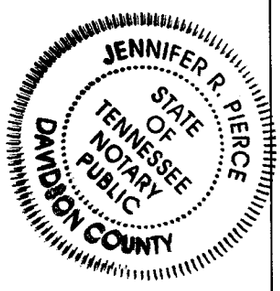
WARRANTY DEED

File #18238



Bill Garrett Davidson County
Batch# 109748 DEEDWARR
06/28/2018 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $832.13
20180628-0062332

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00

Lee Ann Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-8-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wilma Blair	NEW OWNER	-050-10-0-043.00
(NAME)	(NAME)	
3310 Austin Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Rachel Nickels, an unmarried individual, and Leroy Johnston Ellis IV, as Guardian ad Litem for Vivienne E. Ward,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wilma Blair, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 766 on the Plan of Section Four, Parkwood Estates of record in Plat Book 3300, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rachel Nickels, an unmarried individual and Michael Ward, an unmarried individual by Warranty deed from William M. Parkinson of record in Instrument No. 20160202-0009988 Register's Office for Davidson County, Tennessee, dated January 22, 2016 and recorded on February 02, 2016. Michael Ward having since died intestate on or about September 8, 2017, and his 50% interest in the subject property having vested in his sole heir at law, a minor daughter, Vivienne E. Ward. See Case No. 17P-1901 in the Probate Court for Davidson County, Tennessee. Pursuant to Court Order in the above referenced case, Leroy Johnston Ellis IV having been appointed Guardian ad Litem for Vivienne E. Ward, and authorized to act on her behalf with respect to the subject property. Peggy Mathes, Administrator of the Estate of Michael Ward, joins in this conveyance for the purpose of quitclaiming and conveying to the Grantee any interest that the Estate may have in the subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3310 Austin Lane, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 25th day of June, 2018.

Rachel Nickels by Susan B. Evans attorney in fact

Rachel Nickels by: Susan B. Evans, her attorney in fact

Leroy Johnston Ellis IV, as Guardian ad Litem for Vivienne E. Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Susan B. Evans**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Rachel Nickels for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Rachel Nickels, and is authorized by Rachel Nickels to execute this instrument on his/her behalf.

This the 25 day of June, 2018.

My Commission Expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Leroy Johnston Ellis IV**, Guardian ad Litem for Vivenne E. Ward, a minor, Case No. 17P-1901 in the Probate Court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he/she executed this instrument for the purposes contained therein.

This the 25 day of June, 2018.

My commission expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

Witness my hand this 25th day of June, 2018.

Estate of Michael Ward

Peggy D Mathes, Adm

By: Peggy Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Peggy Mathes**, Administrator of the Estate of Michael Ward, Case No. 17P-1901 in the Probate Court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes contained therein.

This the 25 day of June, 2018.

My commission expires: 8-4-20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

I, **Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone

Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My commission expires: 5-3-2021

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027