WARRANTY DEED

Bill Garrett Davidson County
Batch# 110898 DEEDWARR
06/29/2018 11:11:49 AM 2 pgs
Fees: $13.00 Taxes: $3,422.13

20180629-0063080

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

PREPARED BY
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE

RETURN TO
BOX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFERS IS $924,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF June, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Paul Richardson and Virginia Richardson	New Owner	
(NAME) 1108 Nichol Lane	(NAME)	130-05-136.00
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, **NAN E. SPELLER AND DANIEL B. EISENSTEIN EXECUTOR'S OF THE ESTATE OF ROBERT D. EISENSTEIN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREGORY PAUL RICHARDSON AND VIRGINIA RICHARDSON, HUSBAND AND WIFE,** 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:

Being Lot No. 11 on the Map of Subdivision of Part of Block 1 of the Highlands of Belle Meade, of record in Book 1644, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Harriet Deane Kennerly, a widow to Ann F. Eisenstein, as recorded on the 10th day of June, 1952 in Deed Book 2085, Page 53, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Ann F. Eisenstein to Robert D. Eisenstein, as recorded on the 7th day of September, 1999 in Deed Book 11652, Page 14, said Register's Office. The said Robert D. Eisenstein died on March 12, 2018 leaving a Last Will and Testament that was probated under Docket No. 18P561 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, Nan E. Speller and Daniel B. Eisenstein was appointed to serve as Executors of the Estate under Article I, and the real property, was to be administered as part of the Probate Estate as authorized by TCA 31-2-103 with power to convey the real property pursuant to Article V of said Will.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1108 Nichol Lane, Nashville, TN 37205
(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 27th day of June, 2018

ESTATE OF ROBERT D. EISENSTEIN

BY: Nan E Speller executor

NAN E. SPELLER, EXECUTOR

BY: D B Eisenstein executor

DANIEL B. EISENSTEIN, EXECUTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Nan E. Speller and Daniel B. Eisenstein with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Executors of The Estate of Robert D. Eisenstein, and who further acknowledged that they are authorized to execute the within instrument as Executors of said Estate.

Witness my hand and official seal at Nashville, Tennessee this 27th day of June, 2018.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019

Commission expires: _____ Notary Public