**Prepared By & Return To:**
Tennessee Title Services. LLC
7000 Executive Center Drive. S-290
Brentwood. TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE. WHICHEVER IS GREATER. FOR THIS TRANSFER IS $213.600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of July, 2018

Notary Public
Commission Expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12.15.2021 COUNTY OF WILLIAMSON

Bill Garrett Davidson County
Batch# 119293 DEEDWARR
07/23/2018 02:02:44 PM 3 pgs
Fees: $18.00 Taxes: $790.32
20180723-0071583

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| The 305 Rural Hill Trust<br>PO Box 160772<br>Nashville. TN 37216 | SAME AS BUYER | 149-08-0-010.00 |

## WARRANTY DEED

FOR AND IN 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. I/WE.

**Wanda Jane Pirtle, Frank M. Pirtle, and Cynthia Lynn Adams, Heirs at Law of Sylvia Mae Pirtle**

HEREINAFTER REFERRED TO AS THE GRANTORS. HAVE BARGAINED AND SOLD. AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Josh Terry, Trustee of The 305 Rural Hill Trust**

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:

Land in Davidson County. Tennessee. being Lot No. 38 on the Plan of Dorhill Acres. Section Two of record in Plat Book 2331. Page 144. in the Register's Office for Davidson County. Tennessee.

Said Lot No. 38 fronts 112 feet on the North side of Rural Hill Road and extends back 271.5 feet on the West line and 306.5 feet on the East line. a broken line. to a line in the rear on which it measures 138.7 feet.

Being the same property conveyed to Fred W. Pirtle. Jr. and wife. Sylvia Mae Pirtle by Warranty Deed from Arminda M. Lofton of record in Book 4616. Page 772. Register's Office for Davidson County. Tennessee. dated July 06. 1972 and recorded on July 07. 1972. Said Fred W. Pirtle died 12/09/1990. leaving Sylvia Mae Pirtle. as surviving tenant by the entirety. Said Sylvia Mae Pirtle died 2/07/2018 intestate. Pursuant to Heirship Affidavits of record in Instrument No. * and Instrument No. 20180723-0071582 said Register's Office. Subject property vested in Heirs at Law.

*20180723-0071582

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 305 Rural Hill Rd, Nashville, TN 37217.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of July, 2018.

Wanda June Pirtle by Wanda Pirtle attorney in fact
Wanda June Pirtle by Wanda Pirtle, Attorney in Fact

Frank M. Pirtle

Cynthia Lynn Adams

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned notary public, Wanda Pirtle, to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf Wanda June Pirtle acknowledged that she executed the same as the free act and deed of the said Wanda June Pirtle, pursuant to the Power of Attorney recorded in Instrument 20180723-0071580, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 11 day of July, 2018.

NOTARY PUBLIC

My Commission Expires: 1-03-20

CHRIS MULE' NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frank M. Pirtle** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 11 day of July, 2018.

Notary Public

My Commission Expires: 1-13-20

CHRIS MULE' STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cynthia Lynn Adams** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 11th day of July, 2018.

Notary Public

My Commission Expires: 1-13-20

CHRIS MULE' STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY