Bill Garrett Davidson County
Batch# 122305 DEEDWARRSP
07/30/2018 01:45:04 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20180730-0074128

This Instrument Prepared By:
Harlan Dodson
Dodson Parker Behm & Capparella, PC
1310 6th Avenue, North
Nashville, TN 37208

EXECUTOR'S SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Trevor Street II, LLC	Same	092-09-0-301.00
3201 Trevor Street, Ste 200		092-09-0-302.00
Nashville, TN 37209		

IN ORDER TO ADMINISTER THE ESTATE OF **HOWARD GROVES**, the Executor, on behalf of such Estate, (herein collectively "**Grantor**") does hereby assign, grant, transfer, and convey unto **TREVOR STREET II, LLC**, a Tennessee Limited Liability Company, as devisee, (herein "**Grantee**") and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following tract of land in Davidson County, Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

Howard Groves died testate on December 24, 2013. Katherine Madden, Executrix of the Estate of Howard Groves under Probate No. 13P-2058, in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, Probated Division, executes this instrument on behalf of the estate.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $400,000.00.

Subscribed and sworn to before me this the 26 day of July, 2018.

Chase Rudd
Affiant

Leslie Garside
Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/20/19

This is unimproved property, known as 604 and 606 33rd Ave North, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its successors, heirs and assigns, forever, Grantor covenants that Grantor 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, other than as provided and excepted herein. Grantor further covenants and binds Grantor, and Grantor's heirs and representatives to warrant and forever defend the title to said real estate to the said Grantee, its successors, heirs and assigns against the lawful claims of all persons, claiming by, through or under Grantor, but not further or otherwise, and other than as provided and excepted herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

The undersigned Grantor executes this Executor's Special Warranty Deed solely in her official capacity as Executor and not individually or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Executor's Special Warranty Deed this 20th day of July, 2018.

Estate of Howard Groves

Katherine Madden, Executor

Katherine Madden, Executor

STATE OF Washington)
COUNTY OF King)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **KATHERINE MADDEN**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that she has the full power and authority to execute the foregoing Executor's Special Warranty Deed on behalf of the Estate of Howard Groves and acknowledged that she is the Executor of the Estate of Howard Groves, the within named Grantor, and that in such capacity, she, being authorized so to do, executed the foregoing Executor's Special Warranty Deed for the purposes therein contained, on behalf of the Estate of Howard Groves

Witness my hand and official seal this 20th day of July, 2018.

Jalyn Green

NOTARY PUBLIC

My Commission Expires: 9-21-2021.

JALYN GREEN
NOTARY PUBLIC
COMMISSION EXPIRES
9-29-21
STATE OF WASHINGTON

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos. 117 and 116 on the Plan of of record in Plat Book 421, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description but expressly excluded from this conveyance is the portion of said property conveyed to the State of Tennessee of record in Book 4255, page 325, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mid Atlantic Products by Warranty deed from Stan Roberts and Dick Walker, a partnership of record in Book 10441, page 870, Register's Office for Davidson County, Tennessee, dated May 2, 1997 and recorded on May 5, 1997. Howard Groves, who was doing business as Mid Atlantic Products, has since died on December 24, 2013, and the will of Howard D. Groves was entered for probate under Docket No. 13P-2058, in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, Probated Division.

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206