Bill Garrett Davidson County
Batch# 122563 DEEDWARR
07/31/2018 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20180731-0074479

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $230,000.00.

Patricia McLarty
Affiant

Subscribed and sworn to me on 07/27/18.

Brenda Lewis
NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Patricia Lynn McLarty 759 Harpeth Knoll Road Nashville, TN 37221	Patricia Lynn McLarty 507 Cheltenham Ave. Franklin, TN	14214008900

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Margaret A. Wilbanks, Trustee of the Mary Ann Saber Living Trust, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto, Patricia Lynn McLarty, a single woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 228 on the Plan of Harpeth Valley Park, Section II, as of record in Book 3700, Pace 129, Register's Office for said County.
>
> Said Lot No. 228 fronts 100 feet on the Southerly side of Harpeth Knoll Road and runs back 214.5 feet on the Easterly line and 187.5 feet on the Westerly line, to a dead line in the rear on which it measures 72.9 feet.
>
> Being the same property conveyed by Warranty Deed from F. A. Hurd, Jr. and wife, Carole Ann Hurd to Mary Ann Saber, unmarried, as recorded on the 22nd day of September, 1978 in Deed Book 5341, Page 416 and Quitclaim Deed from Mary Ann Saber to Mary Ann Saber, Trustee of the Mary Ann Saber Living trust, established by the Revocable Trust Agreement of Mary Ann Saber dated May 9, 2007, as amended from time to time, and to her successors in trust, as recorded on the 15th day of May, 2007 in Instrument No. 20070515-0058318, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 759 Harpeth Knoll Road, Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 07/27/18.

Margaret A. Wilbanks, Trustee of the
Mary Ann Saber Living Trust

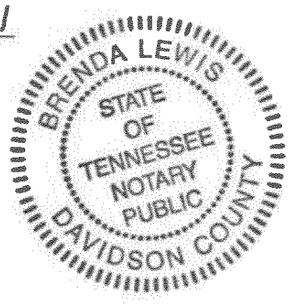
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/27/18, before me personally appeared, Margaret A. Wilbanks, Trustee of the Mary Ann Saber Living Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 07/27/18.

NOTARY PUBLIC

My Commission Expires: 11-8-2021



Certificate of Authenticity

I, John Cobb Rochford, 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 Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY