Karen Y Johnson Davidson County
Batch# 171328 DEEDWARR
12/06/2018 03:54:30 PM 4 pgs
Fees: $23.00 Taxes: $5,095.18
20181206-0119225

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34439-08-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,377,076.00. Affiant Subscribed and sworn to before me this 29th day of November, 2018. Notary Public 10-7-2019 My Commission Expires: EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

34439

Address New Owner: Gerald G. Patterson, Trustee 5113 Boxcroft Place Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 13 0 137 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Diversified Trust Company, Executor of the Estate of Mary Coble Follin** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gerald G. Patterson, Trustee under The 5113 Boxcroft Land Trust, established August 22nd, 2018** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5113 Boxcroft Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that it 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, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of November, 2018.

Diversified Trust Company, Executor of the Estate of Mary Coble Follin

BY: Franklin F. Benton, PRINCIPAL
Franklin F. Benton, Principal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Franklin F. Benton, Principal of Diversified Trust Company, Executor of the Estate of Mary Coble Follin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Principal of Diversified Trust Company, Executor of the Estate of Mary Coble Follin, and as such, has executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of November, 2018.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Boxcroft, as of record in Plat Book 4860, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Mary Coble Folin by deed dated December 7, 2005 from Molly Evers Fort, Executor of the Estate of Mary Elam Evers of record in Instrument No. 20051208-0147804, Register's Office for Davidson County, Tennessee. Mary Coble Follin died on May 24, 2018 leaving a Last Will and Testament which was filed for Probate in Docket No. 18P-1010, Probate Court for Davidson County, Tennessee. In accordance with the terms of the Will, Mary Coble Follin directed that the Executor administer and distribute the real prperty as part of her probate estate. Letters Testamentary were issued to Diversified Trust Company.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien that is not yet due and payable. Map and Parcel No. 116 13 0 137 00.
2. Declaration of Covenants, Conditions and Restrictions for Boxcroft of record in Book 4932, page 76, amended in Book 4956, page 648, corrected in Book 5430, page 263, Register's Office for Davidson County, Tennessee.
3. By-Laws of The Association of Owners of Boxcroft, of record in Book 5365, page 7, as amended, consolidated and restated by Instrument No. 20130725-0076994, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 4860, page 28, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

