WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $498,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-20

M-FSBO-18-1900

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
DSRM, LLC	**New Owner**	
(NAME)	(NAME)	**131-07-0-024.00**
909 Glendale Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAMELA J. SIXFIN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DSRM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 9 on the Plan of Locust Grove Subdivision of record in Plat Book 1424, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 9 fronts 129 feet on the Northerly side of Randolph Place and runs back 205.8 feet on the Easterly line and 200.4 feet on the Westerly line, to a dead line in the rear, measuring 87.9 feet thereon.

Being the same property conveyed to Pamela J. Sixfin by Warranty deed from Woodie N. Rowe and wife, Darla L. Rowe of record in Book 6572, page 732, Register's Office for Davidson County, Tennessee, dated May 31, 1985 and recorded on June 04, 1985.

Senior Citizens, Inc. dba FiftyForward has been appointed as conservator for Pamela J. Sixfin as evidenced in the conservatorship case no. 16P1770, Seventh Circuit Court for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2019 aand subsequent years
- Plan of record in Plat Book 1424, Page 40, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1556, Page 327, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1900 Randolph Place, Nashville, Tennessee 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Y Johnson Davidson County
Batch# 177255 **DEEDWARR**
12/21/2018 03:07:04 PM 2 pgs
Fees: $13.00 Taxes: $1,842.60

20181221-0124574

Witness my/our hand(s) this the 20th DAY OF DECEMBER, 2018.

Senior Citizens, Inc. dba FiftyForward, as Conservator for Pamela Sixfin

BY: Kristen Maloney, agent for conservator Fiftyforward
Kristen Maloney
Care Team Director

BY: Kolbi Killingback, agent for conservater Fiftyforward
Kolbi Killingback
Care Team Social Worker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared KRISTEN MALONEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CARE TEAM DIRECTOR of SENIOR CITIZENS, INC. DBA FIFTYFORWARD, AS CONSERVATOR FOR PAMELA SIXFIN, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CARE TEAM DIRECTOR.

Witness my hand and official seal, this the 20th of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared KOLBI KILLINGBACK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CARE TEAM SOCIAL WORKER of SENIOR CITIZENS, INC. DBA FIFTYFORWARD, AS CONSERVATOR FOR PAMELA SIXFIN, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CARE TEAM SOCIAL WORKER.

Witness my hand and official seal, this the 20th of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212