File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 188990 DEEDWARR
01/28/2019 02:12:10 PM 2 pgs
Fees: $13.00 Taxes: $7,307.50
20190128-0008180

W & I Ref: (DM) Title No.: 60289
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sydney Jones, as Trustee of the Park Mitchell Trust 4225 Franklin Pike Nashville, TN 37204	NEW OWNER

TAX MAP PARCEL NUMBERS: 13206002900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,975,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret Millis Faust, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sydney Jones, as Trustee of the Park Mitchell Trust** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 14 on the Map of Glen Leven Property, of John Thompson, as of record in Plan Book 2, page 161, Chancery Court at Nashville, and the southerly part of Lot No. 20-A on the revised plat of part of Thompson's Glen Leven Subdivision, as of record in Plan Book 3, page 20, Chancery Court at Nashville, described together as follows:

BEGINNING in the center of Curtis Woods Road at the southeast corner of the D.M. Wright Property; thence with the center of said Road, in a southeasterly direction 400 feet to the corner of Lots 14 and 15; thence with the line between said two lots, northwardly 428 feet; thence N 36 3/4 deg W 300 feet to the southwest corner of Lot No. 18 on said Revised Plan; thence with the westerly line of said Lot No. 18, northwardly 242 feet 6 inches to the southeast corner of the property conveyed to A.M. Hagan and wife, by deed from Kate Major Marr and husband, of record in Book 936, page 446, Register's Office for said County; thence with the southeasterly line of said Hagan lot, westwardly 175 feet, more or less, to the easterly line of said D.M. Wright property; thence with said line S. 0 deg 45 min W 245 feet 6 inches; thence S 50 1/2 deg W 283 feet to the beginning, containing 4.731 acres, more or less.

Being the same property conveyed to James Brown Millis and wife Vonda Lee Millis by Warranty Deed from First American Bank, Executor and Trustee under the Will of Bailey A. Gray, deceased, dated May 3, 1972 and recorded on May 5, 1972 of record in Book 4598, page 544, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 11, 2001 recorded on October 11, 2001 of record in Instrument No. 20011011-0111165, said Register's Office, subject property was conveyed to James Brown Millis Vonda Lee Millis as tenants in common. The said James Brown Millis and Vonda Lee Millis have since died, with Vonda Lee Millis predeceasing James Brown Millis. The Last Will and Testament of Mary Vonda Millis of record in Docket No. 17P1565, in The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed James B. Millis as personal representative. By Personal Representative's Quitclaim Deed dated September 28, 2017, recorded on September 29, 2017, of record in Instrument No. 20170929-0099756, said Register's Office, James B. Millis Personal Representative of the Estate of Mary Vonda Millis conveyed to James B. Millis, the decedents one half (1/2) undivided interest in subject property. The said James B. Mills has since died. The Last Will and Testament of James B. Millis of record in Docket No 18P252, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division appointed James Michael Millis and Mary Margaret Faust as Co-Executors. By Co-Executor's Deed, dated January 18, 2019 and recorded on January 28, 2019, of record in Instrument No. 20190128-0008179, all right, title and interest in subject property was conveyed to Margaret Millis Faust. Mary Margaret Faust and Margaret Millis Faust are one and the same person.

Subject property is not now, nor ever been the marital residence of the Grantor.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2019, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Chancery Court Plan Book 3, page 20, said Register's Office. Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7624, page 891, said Register's Office. Title to that portion of the premises embraced within the bounds of Curtiswood Lane.

This is improved property, known as 820 Curtiswood Lane, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of January, 2019.

Margaret Millis Faust

State of Tennessee

County of Davidson

On this 25th day of January, 2019, before me the undersigned authority, personally appeared Margaret Millis Faust, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,975,000.00.

Affiant

Sworn and subscribed before me this 25th day of January, 2019.

Notary

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022