WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-UHS-19-4309-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 223000 **DEEDWARR**
04/29/2019 10:05:35 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20190429-0038989

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
WGH Properties, LLC	**New Owner**	
(NAME)	(NAME)	**103-08-0-147.00**
P.O. Box 40746		
(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, **MERE ELLEN ROBERTS, TRUSTEE OF THE MERE ELLEN ROBERTS REVOCABLE LIVING TRUST** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WGH PROPERTIES, LLC,** 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 part of Lot No. 337 on the Map of Richland Realty Company's West Lawn Subdivision, as of record in Book 421, Page 32, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the southerly margin of West Lawn Drive, at a point 50 feet east of the northwest corner of Lot No. 337; thence with the southerly margin of said Drive, eastwardly 100.91 feet to the westerly margin of Mockingbird Road, now West Lawn Court, as located on the Plan of record in Book 547, page 171, said Register's Office; thence with said Road, southwardly 150 feet; thence westwardly and parallel with the southerly margin of West Lawn Drive, 199.01 feet; thence northwardly 150 feet to the beginning.

Being the same property conveyed to Manuel Eugene Roberts and wife, Merry Ellen Roberts, by Warranty Deed from James R. Greer and wife, Julia W. Greer, of record in Deed Book 4866, Page 489, in the Register's Office of Davidson County, Tennessee, dated October 30, 1974 and recorded on November 7, 1974. The said Manuel Eugene Roberts having since died.

Being the same property conveyed to Mere Ellen Roberts, as Trustee of the Mere Ellen Roberts Revocable Living Trust, by Quitclaim Deed from Mere Ellen Roberts, of record in Instrument No. 20061114-0141172, in the Register's Office of Davidson County, Tennessee, dated November 13, 2006 and recorded on November 14, 2006.

Being the same property conveyed to Mere Ellen Roberts, unmarried, by Quitclaim Deed from Mere Ellen Roberts, Trustee of the Mere Ellen Roberts Revocable Living Trust, of record in Instrument No. 20170629-0065623, in the Register's Office of Davidson County, Tennessee, dated June 15, 2017 and recorded on June 29, 2017.

Being the same property conveyed to Mere Ellen Roberts, Trustee of the Mere Ellen Roberts Revocable Living Trust, by Quitclaim Deed from Mere Ellen Roberts, of record in Instrument No. 20170629-0065625, in the Register's Office of Davidson County, Tennessee, dated June 15, 2017 and recorded on June 29, 2017.

This conveyance is subject to:
- County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Richland Realty Company's West Lawn Subdivision, as recorded in Plat Book 421, Page(s) 32, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Easement for Sanitary Sewer, recorded in Deed Book 1677, Page 349, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4309 Westlawn Dr, Nashville, Tennessee 37209**.

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.

Witness my/our hand(s) this the 26th DAY OF APRIL, 2019.

The Mere Ellen Roberts Revocable Living Trust

BY: Mere Ellen Roberts

Mere Ellen Roberts
Trustee

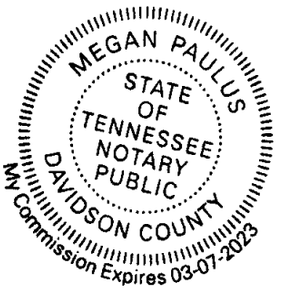
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MERE ELLEN ROBERTS. TRUSTEE of THE MERE ELLEN ROBERTS REVOCABLE LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 26th of April, 2019.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)



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