Bk 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $320,000.00.

Affiant

Subscribed and sworn to me on May 1, 2019.

NOTARY PUBLIC

My Commission Expires: 9-7-21

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Johnson Davidson County
Batch# 224650 DEEDWARR
05/01/2019 04:00:04 PM 5 pgs
Fees: $28.00 Taxes: $1,184.00

20190501-0040630

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32060

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Friends of Radnor Lake, Inc. 1160 Otter Creek Road Nashville, TN 37220	SAME AS NEW OWNER	16009001100 16005001700

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gail Neely, Frances Annette Cox, Trustee of the Frances Annette Cox Revocable Trust, Peggy Harris and Charles Matthews as heirs at law of R. R. Harris, Sr. and/or Rollow A. Harris; and pursuant to T.C.A. §35-15-1013, the Parties hereto acknowledge the existence of the R. R. Harris, Sr. Trust and the Rollow A. Harris Trust; R.R. Harris, Jr having served as Trustee for each trust and for which the Parties are beneficiaries, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Friends of Radnor Lake, Inc. hereinafter called **"GRANTEES,"** its successors and representation and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot Nos. 18 and 107 on plan of Oak Hill Estates, Section II, as of record in Book 4460, Page 38, Register's Office for Davidson County, Tennessee to which plan reference is herein made for a more dtailed description.

Being part of the same property conveyed to R. R Harris, Jr., Trustee by deed of record in Book 4555, Page 156, Register's Office for Davidson County, Tennessee. R. R. Harris, Jr., Trustee, subsequently conveyed an interest to Robert R. Harris, Jr., Gail H. Neely, and F. Annette Cox by deed of record as Instrument Number 20090504-0040199, said Register's Office. F. Annette Cox subsequently conveyed an interest to Frances Annette Cox Trustee of the Frances Annette Cox Revocable Trust, by deed of record as Instrument Number 20150518-0045327, Said Registers Office. Affidavit of Heirship of record as Instrument No. 20190501-0040629, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAK HILL ESTATES, SECTION II, as recorded in Plat Book 4460, Page(s) 36, 37 and 38, 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).

3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4537, Page 496, 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).

This property is also known as improved property located at 865 Lakemont Drive, Nashville TN 37220 and 917 Green Valley Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, its successors and representation and/or assigns, forever, and GRANTORS does covenant with the said GRANTEES its successors and representation and/or assigns 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 29th day of April, 2019.

Gail Neely
Gail Neely

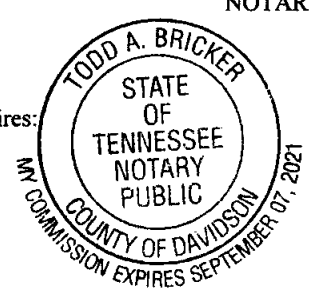
STATE OF TN)
COUNTY OF Davidson)

On this 29th day of April, 2019, before me personally appeared Gail Neely, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and official seal this 29th day of April, 2019.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:



Witness my/our hands this 17th day of April, 2019.

Frances Annette Cox Trustee Frances Annette Cox Revocable Trust

Frances Annette Cox, Trustee
Frances Annette Cox Revocable Trust

STATE OF GA)
COUNTY OF Cobb)

On this 17th day of April, 2019, Before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared Frances Annette Cox, with whom I am personally acquainted and who, upon oath, acknowledged herself to be a Trustee of The Frances Annette Cox Revocable Trust, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the therein contained.

Witness my hand and official seal this 17th day of April, 2019.

Beth DeMars
NOTARY PUBLIC

My Commission Expires:
3.6.23

Beth DeMars
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires March 6, 2023

Witness my/our hands this 23rd day of April, 2019.

Peggy F. Harris

Peggy Harris

STATE OF Tennessee
COUNTY OF Cumberland

On this 23rd day of April, 2019, before me personally appeared Peggy Harris, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and official seal this 23rd day of April 2019.

Stephanie Warner

NOTARY PUBLIC

My Commission Expires: 11-6-22

STEPHANIE WARNER
STATE OF TENNESSEE
NOTARY PUBLIC
CUMBERLAND COUNTY

Witness my/our hands this 15th day of April, 2019.

Charles Matthews

Charles Matthews

STATE OF Texas)
COUNTY OF Collin)

On this 15 day of April, 2019, before me personally appeared Charles Matthews, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged that he/she executed the same as he/her free act and deed.

Witness my hand and official seal this 15th day of April 2019.

BRENDA RIVAS
Notary ID #128361618
My Commission Expires
October 9, 2022

NOTARY PUBLIC

My Commission Expires: October 9, 2022