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*

Karen Johnson Davidson County
Batch# 275487 DEEDWARR
08/22/2019 02:39:15 PM 3 pgs
Fees: $18.00 Taxes: $16,280.00
20190822-0084693

Christy Wilkins Ivey

*Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60632
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Bart Ashley<br>Laurie Ashley<br>540 Belle Meade Blvd.<br>Nashville, TN 37205 | NEW OWNERS |

**TAX MAP PARCEL NUMBERS:** 13002013400

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$4,400,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Equitable Trust Company, Walter M Robinson, III, Ann R. Kelly, Emmie Robinson Rick and Elizabeth Robinson Page, as Co-Executors under the Last Will and Testament of Margaret Ann Craig Robinson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bart Ashley and Laurie Ashley, husband and wife,** 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 Davidson County, Tennessee, being Lot no. 1 on the Plan of a Resubdivision of Lots 2, 3, 4 and 5 of the South part of Lot 40, Belle Meade First Subdivision of record in Instrument No. 20190627-0062510, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Margaret Ann Craig Robinson, a single person by Warranty Deed from Margaret Ann Craig Robinson, Successor Trustee of the Margaret Ann Craig Robinson Personal Residence Trust - 1993, dated May 6, 2008 and recorded on May 12, 2008 of record in Instrument No. 20080512-0049022, Register's Office for Davidson County, Tennessee. The said Margaret Ann Craig Robinson has since died. The Last Will and Testament of Margaret Ann Craig Robinson of record in Docket No. 17P-612 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Equitable Trust Company, Walter M. Robinson, III, Ann R. Kelly, Emmie Robinson Rick, and Elizabeth Robinson Page as Co-Executors, with full power to convey subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20190627-0062510, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Easement for sanitary sewer to the City of Belle Meade, of record in Book 5787, page 239, said Register's Office.

**This is improved property, known as 540 Belle Meade Boulevard, Nashville, TN 37205**

**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 14th day of August, 2019 as shown

**Estate of Margaret Ann Craig Robinson**

By: _____

**Cynthia L. Jones, Senior Vice President and Trust Officer of Equitable Trust Co., Co Executor**

_____

**Walter M. Robinson, III, Co-Executor**

_____

**Ann R. Kelly, Co-Executor**

_____

**Emmie Robinson Rick, Co-Executor**

_____

**Elizabeth Robinson Page, Co-Executor**

**State of** MA

**County of** Plymouth

On this 16th day of August, 2019, before me the undersigned authority, personally appeared **Walter M. Robinson, III as Co-Executor,** 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.

_____
Notary

My Commission Expires: 12-31-2021

**State of Tennessee**
**County of Davidson**

Before me, the undersigned, personally appeared **Cynthia L. Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Senior Vice President and Trust Officer, of Equitable Trust Company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such office.

_____
Notary

My Commission Expires: _____

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

State of Tennessee

County of Davidson

On this 20th day of August, 2019, before me the undersigned authority, personally appeared **Ann R. Kelly, as Co-Executor and Emmie Robinson Rick, as Co-Executor,** 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

On this 19th day of August, 2019, before me the undersigned authority, personally appeared **Elizabeth Robinson Page, as Co-Executor,** 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: $4,400,000.00.

Affiant

Sworn and subscribed before me this 21st day of August, 2019.

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

Notary