PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 290984 DEEDWARR
09/25/2019 02:36:14 PM 3 pgs
Fees: $18.00 Taxes: $9,823.50
20190925-0097561

W & I Ref: (DM) Title No.: 60707
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John P. Fayard, Trustee of the Preston Trust 4737 Post Road Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 11602001900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,655,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harold Edward Jackson III, as Trustee under Harold Edward Jackson III QSST Trust,** owning a four percent (4%) undivided interest, **Frances Jackson Ambrose, as Trustee under Frances Jackson Ambrose QSST Trust,** owning a four percent (4%) undivided interest, **Kathleen Jackson Estes, As Trustee under Kathleen Jackson Estes QSST Trust,** owning a four percent (4%) undivided interest, **Harold Edward Jackson III,** owning a twenty-nine and 34/100 percent (29.34%) undivided interest, **Frances J. Ambrose,** owning a twenty-nine and 33/100 (29.33%) undivided interest, **and Kathleen Jackson Estes**, owning a twenty-nine and 33/100 (29.33%) undivided interest, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **John P. Fayard, Trustee of the Preston Trust, dated May 14, 2012, as amended,** 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 Caldwell Acres of record in Book 4460, page 56, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

And also conveyed, without warranties of title, is that portion of Fransworth Drive closed by Ordinance No. BL 2014-984 of the Metropolitan Government of Nashville and Davidson County, lying along the southerly line adjacent to subject property.

Being the same property conveyed to Third National Bank in Nashville, Successor Trustee under the Trust Agreement dated December 29, 1934, between Horace G. Hill and Nashville Trust Company, as amended, Supplemental Trust Agreement dated August 14, 1935, and other amendments, and to Horace G. Hill, Jr. and Third National Bank in Nashville as co-trustees (the latter being successor trustee to Nashville Trust Company) under Trust Agreement dated September 30, 1955, between Frances Hill Caldwell Jackson, trustor and Horace G. Hill, Jr., and Nashville Trust Company, co-trustees, and Frances Hill Caldwell Jackson, individually, as tenants in common in the respective undivided shares, or proportions, by Warranty Deed from Third National Bank in Nashville, as successor trustee under the Trust Agreement dated December 31, 1931, between Horace G. Hill and Mamie Wilson Hill (both now deceased), as trustors, and Nashville & American Trust Company, as trustee, of record in Book 4295, page 87, Register's Office for Davidson County, Tennessee and to Third National Bank in Nashville/Successor Trustee under the Trust Agreement dated December 29, 1934, between Horace G. Hill and Nashville Trust Company, as amended by Supplemental Trust Agreement dated August 14, 1935, and other amendments by Quitclaim Deed from Frances Hill Caldwell Jackson dated September 21, 1995, of record in Deed Book 9805, page 177, Register's Office for Davidson County, Tennessee. Third National Bank changed its name to SunTrust Bank on or about October 6, 1995 and began operating fully under the name SunTrust Bank on or about January 1, 2000. By Quitclaim Deed dated June 28, 2018, recorded November 27, 2018, of record in Inst. No. 20181127-0115518, said Register's Office, SunTrust Bank, Trustee under Agreement with Mrs. Frances Caldwell Jackson QSST DTD 09/30/1955, owning a twelve percent (12%) undivided interest, and SunTrust Bank, Trustee under Agreement with H.G. Hill 12/29/1934 for Frances Hill Caldwell Jackson #1 QSST, owning an eighty-eight percent (88%) undivided interest, as tenants in common, conveyed subject property to **Harold Edward Jackson III, as Trustee under Harold Edward Jackson III QSST Trust,** a four percent (4%) undivided interest, **Frances Jackson Ambrose, as Trustee under Frances Jackson Ambrose QSST Trust,** a four percent (4%) undivided interest, **Kathleen Jackson Estes, As Trustee under Kathleen Jackson Estes QSST Trust,** a four percent (4%) undivided interest, **Harold Edward Jackson III,** a twenty-nine and 34/100 percent (29.34%) undivided interest, **Frances J. Ambrose,** a twenty-nine and 33/100 (29.33%) undivided interest, **and Kathleen Jackson Estes,** a twenty-nine and 33/100 (29.33%) undivided interest, as tenants in common.

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 Book 4460, page 56, said Register's Office, which Plan shows a 75 foot minimum building setback line from Post Road and Fransworth Drive (now closed) and 10 foot easement for public utility and drainage purposes along the northerly side line and easterly rear line of said lot; Easements retained by the Metropolitan Government of Nashville and Davidson County by BL 2014-984 closing, vacating, and abandoning Fransworth Drive located adjacent to subject property.

This is improved property, known as 4737 Post Road, 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 on the dates shown in each notary acknowledgement below.

Harold Edward Jackson III, Trustee

Frances Jackson Ambrose, Trustee

Harold Edward Jackson III

Frances Jackson Ambrose

Kathleen Jackson Estes, Trustee

Kathleen Jackson Estes

State of Tennessee

County of Davidson

On this 19th day of September, 2019, before me the undersigned authority, personally appeared **Harold Edward Jackson III, individually and as trustee**, 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 September, 2019, before me the undersigned authority, personally appeared **Frances Jackson Ambrose, individually and as trustee**, 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 September, 2019, before me the undersigned authority, personally appeared **Kathleen Jackson Estes, individually and as trustee,** 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: $2,655,000.00.

Affiant _____

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

Notary _____

My Commission Expires: _____

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