Karen Johnson Davidson County
Batch# 291370 DEEDWARR
09/25/2019 03:03:01 PM 2 pgs
Fees: $13.00 Taxes: $2,358.75
20190925-0097612

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $637,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **25TH** DAY OF **SEPTEMBER, 2019.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JP Partners, a Tennessee General Partnership	**NEW OWNER**	
(NAME)	(NAME)	
4204 Belmont Blvd		13108003900
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		13108003900
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Equitable Trust Company, as Executor of the Estate of Ruth S. Hamilton,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JP Partners, a Tennessee General Partnership,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Glendale Manor, Section One, of record in Plat Book 2330, Page 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ruth S. Hamilton by deed dated May 17, 2010 from William E. Gabella and wife, Marcy S. Gabella of record in Instrument No. 20100518-0038413, Register's Office for Davidson County, Tennessee. The said Ruth A. Hamilton died testate on February 3, 2019 and by Last Will and Testament probated in the Seventh Circuit Court for Davidson County, Tennesee Case No. 19P771, Equitable Trust Company was named Executor with full power and authority to sell or otherwise dispose of said property.

unimproved ☐

This is improved ☑ property, known as 4401 Farriswood Drive, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 hands this **25th** day of **September, 2019.**

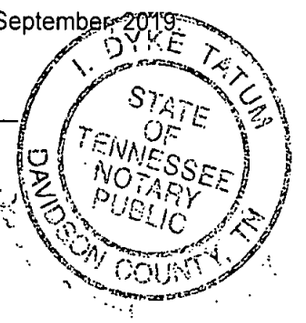
Equitable Trust Company, as Executor of the Estate of Ruth S. Hamilton

By: _____
Elizabeth McCostlin, Vice President

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Elizabeth McCostlin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be **Vice President** of **Equitable Trust Company, as Executor of the Estate of Ruth S. Hamilton** and that she as such **Vice President** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as **Vice President.**

WITNESS my hand and seal this 25th day of September, 2019.



_____
Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 19-Church