Karen Johnson Davidson County
Batch# 328799 DEEDWARR
12/12/2019 02:54:23 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20191212-0128373

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Charles Wardlaw 209 Gentry Street Nashville, TN 37206	New Owner	083-06-0-208.00

For good and valuable consideration received, **Marshall Lockard, Administrator of the Estate of Lisa Shirley Mayberry,** by these presents does transfer and convey by Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 19P-1199, unto the Grantee, **Charles Wardlaw**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Shirley Mayberry,** described as follows:

Land in Davidson County, Tennessee, being the southerly part of Lot "G" in the First Subdivision of Brownsville, as per plan in Book 21, Page 112, Register's Office of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin located 250 feet, N 1 deg. 29' E, from the northeast intersection of Gentry Street, and Waters Avenue, said point of beginning being the southwest corner of Lot "G", running thence with the easterly margin of Gentry Street, North 1 deg. 29' E. 56 feet to an iron pin; thence South 88 deg. 00' E, 79.9 feet to an iron pin; thence S 2 deg. 00' W. 13 feet to an iron pin; thence South 88 deg. 15' E, 117.1 feet to an iron pin located in the westerly margin of Porter Road; thence with the westerly margin of Porter Road, South 27 deg. 00' W. 48 feet to an iron pin; thence North 88 deg. 00' W. 174 feet to the point of beginning.

Being the same property conveyed to Charles D. Mayberry by Warranty deed from Frank J. Mayberry and wife, Opal Mayberry of record in Book 5076, page 784, Register's Office for Davidson County, Tennessee, dated October 8, 1976 and recorded on October 8, 1976. Charles D. Mayberry having died and bequeathed said property to Shirley Mayberry by Last Will and Testament filed for record in Book 11259, Page 293, Register's Office of Davidson County, Tennessee. Lisa Shirley Mayberry and Shirley Mayberry are one and the same.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 21, Page 112, Register's Office for Davidson County, Tennessee.

This is improved property known as 208 Gentry Avenue, Nashville, TN 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself as Administrator of the **Estate of Lisa Shirley Mayberry,** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 10th day of December, 2019.

Marshall Lockard, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of December, 2019, before me personally appeared, Marshall Lockard, Administrator of the **Estate of Lisa Shirley Mayberry** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the **Estate of Lisa Shirley Mayberry**, and acknowledged that he executed the same as his free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 10th day of December, 2019.

Notary Public

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 1/3/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me this 10th day December, 2019.

Notary Public

My Commission Expires: 1/3/22

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY