Karen Johnson Davidson County
Batch# 365077 DEEDWARR
02/28/2020 03:22:30 PM 4 pgs
Fees: $23.00 Taxes: $11,470.00
20200228-0022609

35315

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35315-02-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,100,000.00. Affiant Subscribed and sworn to before me this 26th day of February, 2020. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Ellen H. Martin 4433 Warner Place Nashville, TN 37205	**Send Tax Bills To:** New Owner 4433 Warner Place Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 130 06 0 065 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James L. McGregor, unmarried, and Hilda M. McGregor, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ellen H. Martin, unmarried** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4433 Warner Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of February, 2020.

James L. McGregor

Hilda M. McGregor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James L. McGregor and Hilda M. McGregor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2020.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Plat of Subdivision of Block "C" Belle Meade No. 2, as of record in Book 421, page 58, Register's Office for said County, and described according to a survey made by James A. Hamilton, Jr., June 6, 1950, as follows:

Beginning at the southeast corner of Warner Place and Belle Meade Boulevard, the northwest corner of Lot 5; thence southwardly with the southerly margin of Warner Place 283.5 feet to the northwest corner of Lot 8; thence along the line between Lots Nos. 5 and 8, southwestwardly 190.15 feet, more or less; thence northwestwardly 250.34 feet, more or less, to the easterly margin of Belle Meade Boulevard; thence with the easterly margin of said Belle Meade Boulevard, northeastwardly 192.25 feet, more or less, to the beginning,

Included in this conveyance is a perpetual easement for the purpose of providing underground utility services, of record in Book 4033, page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James L. McGregor and wife, Hilda M. McGregor by special warranty deed dated June 29, 2001 from SunTrust Bank, Trustee Under Agreement Frances J. Hendrix Restated and Amended Trust dated December 31, 1986, of record in Instrument No. 20010629-0069125, Register's Office for Davidson County, Tennessee. James L. McGregor and Hilda M. McGregor having since divorced by Final Decree filed in Docket No. 17D-1129, Fourth Circuit Court of Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 130 06 0 065 00.
2. Belle Meade City taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No.: 130 06 0 065 00.
3. Restrictive Covenants contained in an instrument of record in Book 619, page 475, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 421, page 58, Register's Office for Davidson County, Tennessee.
5. Perpetual Easement for underground utility services of record in Book 4033, page 349, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

