THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P20-28866

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

Karen Johnson Davidson County
Batch# 473030 **DEEDWARR**
09/10/2020 10:51:20 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20200910-0103180

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **310,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September 2020

Notary Public

MY COMMISSION EXPIRES: May 9, 2023

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Gilmore Myers	NEW OWNER	
1064 General George Patton Road		142090D07200
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Richard B. Osteen, Executor of the Estate of Justine J. Osteen,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margaret Gilmore Myers,**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 1064, in River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Book 5200, page 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, page 526, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Lena B. Jones and Justine J. Osteen, as joint tenants with right of survivorship, by Warranty Deed from Haury & Smith Contractors, Inc., dated November 2, 1984, recorded November 6, 1984, in Book 6420, Page 412, Register's Office for Davidson County, Tennessee. The said Lena B. Jones died on or about December 5, 1995, leaving Justine J. Osteen as surviving tenant and further being the same property conveyed to James F. Osteen, Sr. and wife, Justine J. Osteen, as equal tenants in common, by Quitclaim Deed to Create Tenants-In-Common, dated December 3, 2002, recorded January 29, 2003, in Instrument No. 20030129-0012017, Register's Office for Davidson County, Tennessee. The said James F. Osteen, Sr. died on or about February 7, 2003, leaving his Last Will and Testament filed in Probate Case No. 03P492, Seventh Circuit Court for Davidson County, Tennessee, Probate Division; with his interest in subject property conveyed to Justine J. Osteen, as Trustee of the James F. Osteen Family Trust, from Executor's Quitclaim Deed from Justine J. Osteen, as Executor of the Estate of James F. Osteen, dated January 13, 2004, recorded February 13, 2004, in Instrument No. 20040213-0017393, Register's Office for Davidson County, Tennessee, said interest being the same property further conveyed to Justine J. Osteen, by Trustee's Quitclaim Deed from Justine J. Osteen, Trustee of the James F. Osteen Family Trust, dated May 15, 2019, recorded May 15, 2019, in Instrument No. 20190515-0045774,

Register's Office for Davidson County, Tennessee. The said Justine J. Osteen died on or about December 17, 2019. Her Last Will and Testament was admitted to probate in Probate Case No. 20P76, Circuit Court of Davidson County, Tennessee - Probate Division, and Richard B. Osteen was appointed as executor of the Estate.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1064 General George Patton Road, Nashville, TN 37221.**

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 Grantor's hand this the 8th day of September, 2020.

Estate of Justine J. Osteen

BY: _____ Executor
Richard B. Osteen, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard B. Osteen, Executor of the Estate of Justine J. Osteen,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8th day of September, 2020.

My Commission expires: Jan 8, 2024

_____
Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON