WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $752,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/3/21 (AFFIX SEA

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

G-VRES-20-929

Karen Johnson Davidson County
Batch# 487764 DEEDWARR
10/01/2020 02:52:28 PM 2 pgs
Fees: $13.00 Taxes: $2,782.40

20201001-0113687

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paty Construction, LLC	**Same as New Owner**	
(NAME)	(NAME)	
1401 Dallas Avenue		**132-13-0-051.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JERRY D. MAYES, SUCCESSOR TRUSTEE OF THE MARGARET RUTH WILLIAMS REVOCABLE LIVING TRUST U/A/D OCTOBER 30, 2017 AS AMENDED JULY 5, 2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATY CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 34 on the Plan of Oak Hill Valley of record in Plat Book 1835, Page (s) 15 and 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 34 fronts 190.05 feet on the Southerly side of Robertson Academy Road and run back between lines measuring 208.10 feet on the Westerly line and 240.73 feet on the Easterly line to a dead line in the rear on which it measures 180 feet.

Being the same property conveyed to Margaret R. Williams and husband, Robert Bruce Williams by Warranty deed from Ruth D. Regen, formerly Ruth D. Burroughs of record in Instrument No. 20070522-0061006 Register's Office for Davidson County, Tennessee, dated May 11, 2007 and recorded on May 22, 2007.

Being the same property conveyed to Margaret R.Williams by Quit Claim deed from Robert Bruce Williams of record in Instrument No. 20120119-0005261 Register's Office for Davidson County, Tennessee, dated January 17, 2012 and recorded on January 19, 2012.

Being the same property conveyed to Margaret Ruth Williams, Trustee of the Margaret Ruth Williams Revocable Living Trust u/a/d October 30, 2017 as amended July 5, 2018 by Quit Claim deed from Margaret R. Williams of record in Instrument No. 20191030-0111176 Register's Office for Davidson County, Tennessee, dated July 10, 2018 and recorded on October 30, 2019. The said Margaret Ruth Williams having died August 29, 2018, her Last Will and Testament having bequeathed and devised her entire estate to the Margaret Ruth Williams Revocable Living Trust u/a/d October 30, 2017 as amended July 5, 2018, under which the revocable living trust became irrevocable upon the death of settlor. Jerry D. Mayes acting as current Successor Trustee of the the Margaret Ruth Williams Revocable Living Trust u/a/d October 30, 2017 as amended July 5, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page (s) 15 and 16, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1788, Page 186, Book 1809, Page 539 and Book 1855, Page 215, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **929 Robertson Academy, Nashville, Tennessee 37220**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 30th DAY OF SEPTEMBER, 2020.

The Margaret Ruth Williams Revocable Living Trust u/a/d October 30, 2017 as amended July 5, 2018

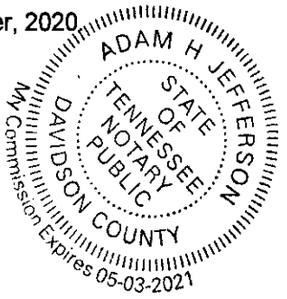
BY: _____
Jerry D. Mayes, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY D. MAYES, EXECUTOR of THE MARGARET RUTH WILLIAMS REVOCABLE LIVING TRUST U/A/D OCTOBER 30, 2017 AS AMENDED JULY 5, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of September, 2020.

_____
Notary Public
My Commission Expires: 5/3/21
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212