This instrument prepared by:
1810 Title & Escrow, LLC
2012 McArthur Street
Manchester, TN 37355
(931) 450-8990

Karen Johnson Davidson County
Batch# 496010 DEEDWARR
10/15/2020 10:04:30 AM 4 pgs
Fees: $23.00 Taxes: $555.00
20201015-0119827

Map & Parcel 147-16-0-089.0

WARRANTY DEED

THIS DEED, made and entered into **September 11, 2020** by and between **The Estate of Lois Cartwright** hereinafter known as the Party of the First Part, and, **Robert E. Cartwright**, hereinafter known as the Party of the Second Part;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part has bargained and sold and does hereby grant and convey unto the Party of the Second Part, their heirs and assigns, with covenants of general warranty of title, the following described property:

> Land in Davidson County, Tennessee being Lot No. 370 on the Plan of Fairlane Park, Section III, as of record in Book 2331, pages 145 and 146, Register's Office for said County, described as follows:
>
> Beginning at a point in the northerly margin of Melpar Drive at the corner of Lots 369 and 370; thence with the line between said lots northerly 189.8 feet to a pint; thence easterly 66.7 feet to the west margin of Madeline Drive; thence with the margin of the same, southerly 164.7 feet to a concrete monument at the beginning of a curve; thence around said curve southwesterly 39.8 feet to the north margin of Melpar Drive; thence with the north margin of the same, westerly 44 feet to the point of beginning.
>
> And being the same property conveyed to Robert Cartwright and wife, Lois Cartwright by Warranty Deed from John K. Cravens and wife, Virginia L. Cravens, dated March 11, 1965, and recorded on March 15, 1965 at 10:01 A.M. in Warranty Deed Book 3869, page 892, Register's Office, Davidson County, Tennessee.
>
> Lois Cartwright is now deceased having died testate on February 25, 2020. See the Estate of Lois Cartwright, Davidson County Probate Case Number 20P486. Within her Last Will and Testament, she devised her real property to her husband, Robert E. Cartwright. Robert E. Cartwright is now deceased having did March 8, 2016. According to the Last Will and Testament of Lois Cartwright she bequeaths her real property to Phyllis K. Coleman, Susan Diana Thompson and Robert E. Cartwright, Jr in equal shares on the basis on monetary value.

TO HAVE AND TO HOLD unto the Party of the Second Part, their heirs and assigns, forever.

The Party of the First Part, for themselves, their successors and assigns, covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties hereto that all taxes for the year 2020 shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS the following signatures on this day and year first above written.

GRANTORS:

THE ESTATE OF
LOIS CARTWRIGHT

Susan D. Thompson
Susan Diane Thompson, Executrix

Susan D. Thompson
Susan Diane Thompson, Individually

Phyllis K. Coleman
Phyllis K. Coleman, Individually

STATE OF TENNESSEE
COUNTY OF WARREN

On this 11th day of September, 2020, before me personally appeared Susan Diane Thompson, as Executrix of the Estate of Lois Cartwright, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 11th day of September, 2020.

Mary Edwards
Notary Signature
My commission expires: March 20, 2022

MACY EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

STATE OF TENNESSEE
COUNTY OF WARREN

On this 11th day of September, 2020, before me personally appeared Susan Diane Thompson and Phyllis K. Coleman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 11th day of September, 2020.

Mary Edwards
Notary Signature
My commission expires: March 20, 2022

MACY EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

STATE OF TENNESSEE
COUNTY OF WARREN

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $50,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Witness my hand, at office, this 11th day of September, 2020.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this 11th day of September, 2020.

Notary Public

My commission expires: March 20, 2022

MACY EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Robert E. Cartwright
370 Melpar Drive
Nashville, TN 37211

PARTY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
Same as owner

True Copy Certification

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

Signature

State of Tennessee

County of Warren

Personally appeared before me, Jared Foster, a notary public for this county and state, Macy Edwards who acknowledges that this certification of an electric document is true and correct and whose signature I have witnessed.

Signature

My Commission Expires: November 5, 2023

