WARRANTY DEED

Karen Johnson Davidson County
Batch# 501993 **DEEDWARR**
10/27/2020 10:29:39 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20201027-0124236

R-BMR-20-4621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
McEwen Thornton, LLC, a Tennessee limited liablity company	Same	
(NAME)	(NAME)	**131-13-0-034.00**
10200 Ramsey Way		
(ADDRESS)	(ADDRESS)	
Dickson, TN 37055		
(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, **TRUIST BANK F/K/A SUNTRUST BANK, TRUSTEE OF THE TESTAMENTARY TRUST UNDER THE LAST WILL AND TESTAMENT OF CECILIA KEARNY BAIRD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MCEWEN THORNTON, LLC, A TENNESSEE LIMITED LIABLITY 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. 270 on the Plan of Section Two, Tynewood Estates, of record in Plat Book 2900, Page(s) 89 and 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cecilia K. Baird by Warranty Deed from Haury and Smith Contractors, Inc., a Tennessee Corporation, of record in Book 3338, Page 37, Register's Office for Davidson County, Tennessee, dated December 27, 1961 and recorded on January 15, 1962.

The said Cecilia K. Baird having since died October 21, 1980 (*see Last Will and Testament in Will Book 132, Page 181, Docket No. 69429 in the Probate Court for Davidson County, Tennessee, and Trust Agreement in Docket No. 06P1794, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division) vesting said property in Third National Bank and Genevieve Baird Farris as Co-Trustees of her Testamentary Trust. The said Genevieve Baird Farris having resigned as Co-Trustee, leaving Third National Bank as sole Trustee. Third National Bank having been acquired by SunTrust Bank which is now known as Truist Bank. SunTrust Banks, Inc and SunTrust Bank having merged with BB&T Corporation and Branch Banking and Trust Company and renamed Truist Financial Corporation and Truist Bank.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent year, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page(s) 89 and 90, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3069, Page 566, as amended in Book 8092, Page 372, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4621 Skymont Dr., Nashville, Tennessee 37215-4205**.

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 23 DAY OF OCTOBER, 2020.

Truist Bank f/k/a SunTrust Bank, Trustee of the Testamentary Trust Under the Last Will and Testament of Cecilia Kearny Baird

BY: _____
Brandon Emrick
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brandon Emrick, Vice President of Truist Bank f/k/a SunTrust Bank, as Trustee of the Testamentary Trust Under the Last Will and Testament of Cecilia Kearny Baird, to me known to be the person described in and who acknowledged himself to be the Vice President of Truist Bank f/k/a SunTrust Bank, and that he in his capacity as Vice President of Truist Bank f/k/a SunTrust Bank executed the Warrnaty Deed for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of October, 2020.

_____
Notary Public

My Commission Expires: 5/3/21

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

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