FROM: Gail Denise Griffith Tipps, Personal Representative of the Estate of Florence Griffith

TO: Vicki McNamara

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Vicki McNamara 4621 Franklin Pike Nashville, TN 37220	(Same)	Map 132-14 Parcel 79

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $830,000.00.

Affiant

Subscribed and sworn to before me, this the ____ day of November, 2020.

LINDA J. BOGGESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

Karen Johnson Davidson County
Batch# 519288 DEEDWARR
11/19/2020 03:46:19 PM 3 pgs
Fees: $18.00 Taxes: $3,071.00

20201119-0136535

Notary Public
My Comm. Expires: 5-8-2022

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gail Denise Griffith Tipps, Personal Representative of the Estate of Florence Griffith, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Vicki McNamara, hereinafter called "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the southerly 52 feet of Lot No. 7 and the northerly part of Lot No. 8 on the Plan of Hermitage Stud Subdivision, not of record, described together according to a survey made by W. B. Southgate, Surveyor, April 19, 1932, as follows: Beginning at a point on the westerly margin of Franklin Road, 148 feet northerly from the northwest corner of said Franklin Road and Robertson Academy Road, said point being the northeast corner of a part of Lot No. 8 conveyed to David B. Waldrop and wife, by deed from Frederick

Stugard and wife, of record in Book 1452, page 287, Register's Office for said County; thence with the westerly margin of said Franklin Road, northwardly 148 feet to the southeast corner of a part of Lot No. 7 conveyed to Harold Clay Dennison and wife, by deed from Frederick Stugard and wife, of record in Book 1809, page 491, said Register's Office; thence with the southern boundary line of said Dennison property, westwardly 638 feet 6 inches to Dennison's southwest corner; thence South 2°15' West 158 feet to the northwest corner of said Waldrop property; thence with the northern boundary line of said Waldrop property, eastwardly 638 feet 6 inches to the beginning.

Being the same property conveyed to Leland E. Griffith and wife, Florence I. Griffith, by deed from Fred M. Johnson and wife, Maebelle G. Johnson, of record in Book 3429, page 125, Register's Office for Davidson County, Tennessee, the said Leland E. Griffith and Florence I. Griffith having since died. Leland E. Griffith predeceased Florence I. Griffith. The Last Will and Testament of Florence Griffith appears of record in the Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 20P1486.

Said property is transferred subject to the following:

1. Property taxes for 2020, which have been prorated between the parties, and subsequent years.

2. Sanitary Sewer and/or Storm Drainage Easement granted in Book 6994, page 879, said Register's Office.

This is improved property located at 4707 Franklin Pike, 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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her successors, heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 19th day of November, 2020.

Gail Denise Griffith Tipps

Gail Denise Griffith Tipps, Personal Representative of the Estate of Florence Griffith

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 Gail Denise Griffith Tipps, Personal Representative of the Estate of Florence Griffith, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 19th day of November, 2020.

My Commission Expires: 3/7/23

NOTARY PUBLIC

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.