WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Chad David James and Patrick D. Sims	Chad David James and Patrick D. Sims	10412024600
(NAME)	(NAME)	
811 Coffee Street	811 Coffee Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20203701

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/we, **Susan Jones as Conservator for Nell Frosh Haggard and Cathryn Armistead as Conservator for John H. Haggard**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Chad David James, unmarried, and Patrick D. Sims, unmarried, as joint tenants with rights of survivorship**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 77 on the Plan of Belmont Park Co'.s Addition, of record in Book 57, page 156, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Nell Frosh Haggard and husband John H. Haggard by Warranty Deed from V. Kerry Smith and wife, Pauline Anne Smith dated March 19, 1986 and filed of record in Book 6808, page 586, Register's Office for Davidson County, Tennessee. Reference is hereby made to Order to Approve Sale Price of Real Property of record in the Second Circuit Court for Davidson County, Tennessee at Nashville, Docket No. 20P-1523 which approves the sale of subject property and authorizes Cathryn Armistead, Conservator of Mr. John Haggard and Susan Jones, Conservator of Nell Haggard to execute conveyance documents. Certified Order attached as Exhibit "A".

RESTRICTIONS:

This conveyance is made subject to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 1916 18th Avenue South, Nashville, TN 37212
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year 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.

Karen Johnson Davidson County
Batch# 564601 **DEEDWARR**
01/29/2021 02:30:27 PM 8 pgs
Fees: $43.00 Taxes: $2,516.00

20210129-0013626

Witness my hand this 28th day of January, 2021

Nell Frosh Haggard by: Susan Jones conservator

Nell Frosh Haggard
By: Susan Jones, Conservator

Witness my hand this 28th day of January, 2021

John H. Haggard
By: Cathryn Armistead, Conservator

STATE OF ALABAMA,)
COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Jones, 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, and who further acknowledged that she is the Conservator for Nell Frosh Haggard and she is authorized by Nell Frosh Haggard to execute this instrument on their behalf.

Witness my hand and official seal, this 28th day of January, 2021.

Cristy Dawn Parker
Notary Public
My Commission Expires:

CRISTY DAWN PARKER
My Commission Expires
August 17, 2021

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cathryn Armistead, 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, and who further acknowledged that she is the Conservator for John H. Haggard and she is authorized by John H. Haggard to execute this instrument on their behalf.

Witness my hand and official seal, this 28th day of January, 2021.

Notary Public
My Commission Expires:

Witness my hand this _____ day of January, 2021

_____
Nell Frosh Haggard
By: Susan Jones, Conservator

Witness my hand this 28th day of January, 2021

John H. Haggard by _____ Conservator
John H. Haggard
By: Cathryn Armistead, Conservator

STATE OF ALABAMA)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Jones, 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, and who further acknowledged that she is the Conservator for Nell Frosh Haggard and she is authorized by Nell Frosh Haggard to execute this instrument on their behalf.

Witness my hand and official seal, this 28th day of January, 2021.

_____
Notary Public
My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cathryn Armistead, 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, and who further acknowledged that she is the Conservator for John H. Haggard and she is authorized by John H. Haggard to execute this instrument on their behalf.

Witness my hand and official seal, this 28th day of January, 2021.

Sheila Gilbert
Notary Public
My Commission Expires: 11-6-2023

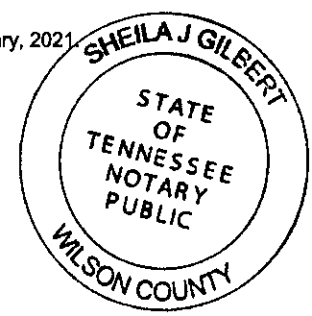


EXHIBIT "A"

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the ORDER heretofore filed in the SECOND Circuit Court for Davidson County, Tennessee, on the 12 day of JANUARY, 2021, in Docket Number 20P1523, IN RE: HAGGARD, JOHN, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 27 day of JANUARY in the year 2021 and in the 244 year of American Independence.

RICHARD R. ROOKER, Clerk,

By: Deputy Clerk

[SEAL]

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IN THE SECOND CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE, PROBATE DIVISION

JOHN HAGGARD **Respondent.**	**Docket No.: 20P-1523**

ORDER TO APPROVE SALE PRICE OF REAL PROPERTY

This cause came to be heard on the 12th day of January before the Honorable Amanda McClendon, Judge, upon the *Joint Motion to Approve the Sale Price* filed by Cathryn Armistead, Esq. as Conservator of Mr. John Haggard, and Susan Jones as Conservator of Nell Haggard (Docket No. 20P1234) by and through her counsel Barbara Moss. Upon review of the pleadings, and announcement of counsel the Court finds:

1. By Order entered October 23, 2020, this Honorable Court approved the sale of real property jointly owned by Nell Fresh Haggard and John Haggard located at 1916 18th Avenue S, Nashville, Davidson County Tennessee 37212 described as follows:

Map & Parcel: 104-12 #246

> Land in Davidson County, Tennessee Being Lot No. 77 on the Plan of Belmont Park Co.'s Addition of Record in Book 57, Page 156, Register's Office for said County.
>
> Said Lot No. 77 fronts 50 feet on the easterly margin of 18th Avenue South, and extends back between parallel lines 162 feet to an alley.
>
> Being the same property conveyed to V. Kerry Smith and wife, Pauline Ann Smith by deed from Helen Vrailas Bateman, of record in Book 6101, Page 514, Register's Office for Davidson County, Tennessee.

2. The sale was subject to Court approval of the sales price.

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3. The property was listed for sale and marketed by a real estate professional familiar with the Nashville real estate market.
4. After careful negotiation a contract for sale was entered for the property located at 1916 18th Avenue S. Nashville, Tennessee 37212, subject to court approval, in the amount of $680,000.00.
5. The property is to be sold "as is" to Chad James and Patrick Sims.
6. The sales price reflects the condition of the property in light of the structural engineering report and overall condition of the property. It is commercially reasonable.
7. The proceeds from the sale of the property are to be split equally between Mr. and Mrs. Haggard and form part of their respective conservatorship estates.

Based on the foregoing findings, it is ORDERED that:

1. The sale price in the amount of $680,000.00 for the property at 1916 18th Avenue S, Nashville, Davidson County Tennessee 37212. As described herein, is approved.
2. The Conservators are empowered to complete the documents necessary to effectuate the conveyance, including signing the deed.
3. The net proceeds are to be equally divided between Nell Frosh Haggard and John Haggard and will form part of their respective conservatorship estates, for which bond may be required by separate proceedings.
4. All further issues are reserved.

IT IS SO ORDERED

Entered this _____ day of January 2021

_____

HONORABLE AMANDA MCCLENDON

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Approved for Entry,

ARMISTEAD LAW GROUP PLLC

/S/Cathryn Armistead

Cathryn Armistead (BPR 034698)
1050 Hamilton Station Blvd., Suite 200
Lebanon, Tennessee 37087
P:615.651.7366
F:615.449.8759
cathryn@armisteadlawgroup.com

B.Moss w/ permission by C. Armistead
Barbara Moss (BPR 05715)
Counsel for Emergency Conservator Susan Jones.
Elder Law of Nashville
162 Woodmont Blvd
Nashville TN 37205
615.852.5602
barbara@elderlawofnashville.com

CERTIFICATE OF SERVICE

I hereby certify that an exact copy of the forgoing has been delivered via electronic mail and the courts electronic efiling system to:

Jane Haggard
5517 Oakmont Circle
Nashville, TN 37209

John Haggard
c/o Boulevard Terrace
1530 Middle TN Blvd.
Murfreesboro, TN 37130

Following on the 11th day of January 2020:

/s/Cathryn Armistead
Cathryn Armistead

COPY

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Case Title: BOULEVARD TERRACE REHABILITATION AND NURSING CENTER V HAGGARD

Case Number: 20P1523

Type: ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Amanda McClendon, Second Circuit