THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P21-11985-BW

Karen Johnson Davidson County
Batch# 668019 **DEEDWARR**
06/29/2021 03:18:08 PM 2 pgs
Fees: $13.00 Taxes: $7,400.00

20210629-0088324

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF June 2021.

Notary Public

MY COMMISSION EXPIRES: 09-25-2022

(AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mary Brette Wylly	New Owner	
4408 Lindawood Dr		131-05-0-056.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Ellen Warner Wilkins and James Read Warner, Co-Executors of the Estate of Joyce W. Warner**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Cook Wylly, III and Mary Brette Wylly, husband and wife**

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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the resubdivision of a portion of Lots 11 and 12 of Larkway Gardens of record in Plat Book 8250, page 173, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J. William Warner, III and wife, Joyce Warner by Warranty deed from Lindawood Trust, Polly Cornelius Tomlin, Trustee of record in Book 9330, page 93, Register's Office for Davidson County, Tennessee, dated April 29, 1994 and recorded on May 02, 1994, and Probate on J. William Warner, III, Probate Docket No. 15P1793 and Probate on Joyce Warner, Probate Docket No. 20P1981.

Being the same property conveyed to Michael D. Sontag by Quitclaim deed from J. William Warner, III and Joyce Warner and Michael D. Sontag quitclaims and conveys unto J. William Warner, III and wife, Joyce Warner of record in Instrument No. 20070223-0022946 Register's Office for Davidson County, Tennessee, dated January 18, 2007 and recorded on February 23, 2007.

The said J. William Warner having since died August 8, 2015 (Estate probated under Docket No. 15P1793 in the Seventh Circuit Court for Davidson County, Tennessee-Probate Division).

Being the same property conveyed to Joyce Warner by Executors' Quitclaim deed from James Read Warner and Ellen W. Wilkins, as Executors for the Estate of J. William Warner, III of record in Instrument No. 20180626-0061385 Register's Office for Davidson County, Tennessee, dated April 24, 2018 and recorded on June 26, 2018.

The said Joyce Warner having since died October 7, 2020 (Estate probated under Docket No. 20P1981 in the Seventh Circuit Court for Davidson County, Tennessee-Probate Division).

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4408 Lindawood Dr, Nashville, TN 37215.**

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 28th day of June, 2021.

Estate of Joyce W. Warner

BY: Ellen Warner Wilkins, Co-Executor
Ellen Warner Wilkins, Co-Executor

BY: James Read Warner, Co-Executor
James Read Warner, Co-Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ellen Warner Wilkins, Co-Executor of the Estate of Joyce W. Warner** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

My Commission expires: 9/2/24

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Read Warner, Co-Executor of the Estate of Joyce W. Warner** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

My Commission expires: 9/2/24

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public