Karen Johnson Davidson County
Batch# 890726 DEEDWARR
07/19/2022 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20220719-0082447

**WARRANTY DEED**

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File No. JN-22-2281

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Vintage South LLC | Same Owner | |
| (NAME) | (NAME) | |
| 715 Greeley Drive | 5016 Centennial Blvd | 115-04-0-044.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | Nashville, TN 37209 | |
| (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, I/we, **Silas S. Lunsford, Trustee of Ethel Lunsford Management Trust dated April 20, 2006**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vintage South LLC**, HEREINAFTER CALLED THE GRANTEE, 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 Nos. 258 and 259 on the Plan of Hillwood Estates, Section 10, as of record in Book 2331, pages 95 and 96, said Register's Office to which reference is hereby made for a more complete description.**

**Included in the above but expressly excluded therefrom is the following described property conveyed to Martha Haury Thompson of record in Quitclaim Deed of record in Book 10762, page 284, said Register's Office.**

**Being the southeasterly part of Lot No. 259 on the Map of Hillwood Estates, Section 10, of record in Book 2331, pages 95 and 96, said Register's Office.**

**Said part of Lot No. 259 fronts 170 feet on the westerly side of Greeley Drive and runs back between lines 320 feet more or less on the northwesterly line and 352.85 feet on the southeasterly line to a dead line on which it measures 180 feet.**

**Being a portion of the same property conveyed to Frances S. Lunsford, Trustee of the Ethel Lunsford Management Trust by Warranty Deed from Mary Coble Follin, an unmarried person of record in Instrument No. 20060601-0064263 Register's Office for Davidson County, Tennessee, dated May 31, 2006 and recorded on June 01, 2006.**

**Webb Follin Jr died, vesting Mary Coble Follin as surviving tenant.**

**This is property more commonly known as 715 Greeley Drive, Nashville, TN 37205.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 8th day of July, 2022.

Ethel Lunsford Management Trust dated April 20, 2006

By: _____
Silas S. Lunsford, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of July, 2022, before me personally appeared Silas S. Lunsford, Trustee of Ethel Lunsford Management Trust dated April 20, 2006, 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's (or persons') free act and deed.

Witness my hand, at office, this 8th day of July, 2022.

_____
Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/08/2022.

Date

Jill M Neely

Affiant Signature

07/18/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of July, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)