WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/26/05 08:17 2 pgs
Fees:13.00 Taxes:1045.25

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JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,500.00

Rhonda Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2005.

Jill Connors
Notary Public

MY COMMISSION EXPIRES: 7-19-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhonda Davis	Rhonda Davis	132-2-5
(NAME)	(NAME)	
3913 Crestridge Drive	3913 Crestridge Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(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, **Jane Phillips Coombs, Trustee of The Hudson Wyatt Coombs and Jane Phillips Coombs Joint Revocable Living Trust Agreement dated 11-9-94**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rhonda Davis**, 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. 78 on the Plan of Brookhaven Estates of record in Book 1835, Pages 49, 50 and 51, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Hudson Wyatt Coombs and wife, Jane Phillips Coombs, Trustees, U/A/D (Under Trust Agreement dated) 11-9-94 by Quitclaim Deed from Hudson W. Coombs and wife, Jane Phillips Coombs, individually of record in Book 9518, Page 601, Register's Office for Davidson County, Tennessee. The said Hudson Wyatt Coombs having since died on 9-23-98 leaving his wife as the sole Trustee under the aforesaid Trust.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3913 Crestridge Drive, Nashville, TN 37204

(House Number) (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 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 hand this 25th day of May, 2005.

The Hudson Wyatt Coombs and Jane Phillips Coombs
Joint Revocable Living Trust

By: Jane Phillips Coombs Trustee
Jane Phillips Coombs, Trustee

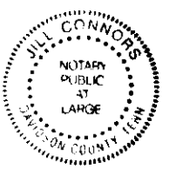
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jane Phillips Coombs with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Trustee for The Hudson Wyatt Coombs and Jane Phillips Coombs Joint Revocable Living Trust and being authorized to act on behalf of said Living Trust she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of May, 2005.

Commission expires: 7-19-08



Jill Connors

Notary Public