WARRANTY DEED

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-11-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa R. Laneve	U.S. Bank, National Association	172120b31400co
(NAME)	(NAME)	
3441 Cobble Street	3301 Rider Trail	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Earth City, MO 63045	
(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, John S. Novak, Jr. Successor Trustee under the provisions of the Mary Jeanne Darby Declaration of Trust dated the 10th day of April, 2002, and known as the Mary Jeanne Darby Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melissa R. Laneve, a single woman and Colleen E. Quinn, a single woman, 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. 525 on the Plan of Bradford Hills, Section Thirteen, of record in Book 7900, Page 6 and amended in Book 7900, Page 661, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to JEANNE DARBY as Trustee under the Provisions of the Mary Jeanne Darby Declaration of Trust dated the 10th day of April, 2002 and known as the Mary Jeanne Darby Trust, by deed of record in Instrument No. 20021023-0130018 Register's Office for Davidson County, Tennessee. Jeanne Darby also known as Mary Jeanne Darby having since died leaving John S. Novak, Jr. as Successor Trustee.

unimproved ☐

This is improved ☒ property, known as 3441 Cobble Street, Nashville, TN 37211

(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.

BILL GARRETT, Davidson County
Trans:T20140027027 DEEDWARR
Recvd: 04/22/14 09:07 2 pgs
Fees:13.00 Taxes:703.00

20140422-0033377

Witness my hand this 11th day of April, 2014.

By: John S. Novak, Jr. Successor Trustee
John S. Novak, Jr. as Successor Trustee under the provisions of the Mary Jeanne Darby Declaration of Trust dated April 10, 2002 and known as the Mary Jeanne Darby Trust

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named John S. Novak, Jr. Successor Trustee under the provisions of The Mary Jeanne Darby Trust dated April 10, 2002, and known as the Mary Jeanne Darby Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Countryside, Illinois this 11th day of April, 2014.

Commission expires: 10/4/14

Patricia Rochon
Notary Public

"OFFICIAL SEAL"
PATRICIA S ROCHON
NOTARY PUBLIC, STATE OF ILLINOIS
COOK COUNTY
MY COMMISSION EXPIRES 10-04-2014