Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 14050835

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $185,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2014.

Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20140038422 DEEDWARR
Recvd: 06/02/14 14:47 2 pgs
Fees: 13.00 Taxes: 684.50
20140602-0047415

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Julie Radebaugh 1023 Fairwin Avenue Nashville TN 37216	5101 Jackson Lane Brentwood, TN 37027	Tax Parcel ID No. 072 09 0248.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Hazel Elizabeth Paschal Trust,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julie Radebaugh, married,** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Eskridge of record in Plat Book 547, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hazel Elizabeth Paschal Trust, dated March 14th, 2011, a revocable trust by deed from Hazel E. Paschal of record in Instrument No. 20110609-0044199 Register's Office for Davidson County, Tennessee, dated March 14, 2011 and recorded on June 9, 2011.

Being the same property conveyed to Annie W. Paschal and Hazel E. Paschal, as joint tenants with the right of survivorship by deed from Annie W. Paschal, with Edward L. Alderman, Trustee of record in Book 5972, page 854, Register's Office for Davidson County, Tennessee, dated December 2, 1982 and recorded on December 3, 1982.

Being the same property conveyed to L. V. Paschal and wife, Annie W. Paschal by deed from Daisy Gupton Hardaway and husband, L.H. Hardaway of record in Book 1389, page 402, Register's Office for Davidson County, Tennessee, dated May 1, 1946 and recorded on May 13, 1946.

L.V. Paschal now being deceased on November 21, 1982, in Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 547, Page 52, Register's Office for Davidson County, Tennessee.

This is improved property located at 1023 Fairwin Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of May, 2014.

The Hazel Elizabeth Paschal Trust

BY: Patricia A. McCullough

Patricia A McCullough, Trustee

STATE OF UTAH)
COUNTY OF Salt Lake)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia A. McCullough, as Trustee of The Hazel Elizabeth Paschal Trust,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she executed the same as her free act and deed.

Witness my hand, at office, this 22nd day of May, 2014.

Terri L White
Notary Public

Notary Public
TERRI L. WHITE
Commission #657933
My Commission Expires
September 25, 2016
State of Utah

My Commission Expires: 9-25-2016