WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140074650 DEEDWARR
Recvd: 10/03/14 09:57 2 pgs
Fees:13.00 Taxes:3885.00
20141003-0091547

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher D. Traut, Trustee	Same as new owner	130-08-0J-001.00 CO
(NAME)	(NAME)	
540 Turicum Rd.		
(ADDRESS)	(ADDRESS)	
Lake Forrest, IL 60045		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, KELLA STEPHENSON FARRIS, F/K/A KELLA STEPHENSON, TRUSTEE OF THE 4320 WALLACE LANE TRUST, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTOPHER D. TRAUT, TRUSTEE OF THE CHRISTOPHER D. TRAUT INTER VIVOS QTIP TRUST, U/A/D SEPTEMBER 17, 2003, HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS 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 Unit A on the Plan of 4320 Wallace Lane Townhomes, a Horizontal Property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record as Instrument No. 20100607-0043993 and amended as Instrument Nos. 20110222-0014467 and 20110713-0053435, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of 4320 Wallace Lane Townhomes as shown as an attachment to Exhibit "B" of the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to KELLA STEPHENSON, TRUSTEE OF THE 4320 WALLACE LANE TRUST, by deed from WALLACE LANE PARTNERS ONE, A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No. 20110713-0053436, dated July 8, 2011, said Register's Office. Then being further conveyed to KELLA STEPHENSON, TRUSTEE OF THE 4320 WALLACE LANE TRUST, by Quitclaim Deed from SARAH A. DAVIDSON, of record as Instrument No. 20140311-0020149, dated February 26, 2014, said Register's Office.

This conveyance is subject to: 2015 property taxes and subsequent years, a lien not yet due and payable; all matters appearing on the Plan of 4320 Wallace Lane Townhomes, a Horizontal Property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record as Instrument No. 20100607-0043993 and amended as Instrument Nos. 20110222-0014467 and 20110713-0053435, Register's

Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of 4320 Wallace Lane Townhomes as shown as an attachment to Exhibit "B" of the Master Deed, of record as aforementioned, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4320 Wallace Lane, Nashville, TN 37215

(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 our hands this 30th day of September, 2014.

Kella Stephenson Farris, trustee

Kella Stephenson Farris, f/k/a Kella Stephenson, Trustee of the 4320 Wallace Lane Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kella Stephenson Farris, f/k/a Kella Stephenson, Trustee of the 4320 Wallace Lane Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be a trustee of The 4320 Wallace Lane Trust, the within named bargainor, a Trust, and that she as such trustee executed the within instrument for the purposes therein contained by signing the name of the Trust by herself as such trustee.

Witness my hand and official seal at office, this 30th day of September, 2014

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/4/18