*** DO NOT PUBLISH***

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150003725 DEEDWARR
Recvd: 01/15/15 13:03 2 pgs
Fees:13.00 Taxes:3196.80
20150115-0004309

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Adelaide Grace Davis 400 Shackleford Court Nashville, Tennessee 37215	Truxton Trust 4525 Harding Pike, Suite 300 Nashville, Tennessee 37205	131 03 0R 001.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **TRUXTON TRUST, SUCCESSOR TRUSTEE UW OF W. L. DAVIS, JR. F/B/O ADELAIDE D. STEVENS**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **ADELAIDE GRACE DAVIS**, hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 1, Final Plat, Oxford Hill Cluster Lot Subdivision, as shown on plat of record in Instrument No. 20050512-0053719, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Truxton Trust, Successor Trustee UW of W. L. Davis, Jr. f/b/o Adelaide D. Stevens, by Warranty Deed from Michael T. Santi and wife, Betty A. Santi, of record in Instrument No. 20131210-0125283, dated 12/5/2013, Register's Office for Davidson County, Tennessee.

This is improved property known as **400 Shackleford Court, Nashville, Tennessee 37215 .**

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 the hand of the authorized representative of the Grantor this **12th** day of **January**, **2015**:

TRUXTON TRUST, SUCCESSOR TRUSTEE UW OF
W. L. DAVIS, JR. F/B/O ADELAIDE D. STEVENS

By: x Jamie Nicholson

Name: Jamie Nicholson

Title: Senior Vice President

STATE OF Tennessee

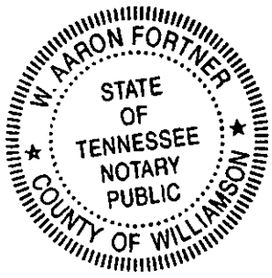
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Jamie Nicholson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the **Senior Vice President** of **TRUXTON TRUST**, the within named bargainor, and further acknowledged that she executed the foregoing instrument in behalf of **TRUXTON TRUST, as SUCCESSOR TRUSTEE UW OF W. L. DAVIS, JR. F/B/O ADELAIDE D. STEVENS** for the purposes therein contained.

Witness my hand and official seal on this the 12th day of January, 2015:

NOTARY PUBLIC

My Commission Expires: 5/23/18



STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $864,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th DAY OF JANUARY, 2015:

Notary Public

My Commission Expires: 5/23/18

