WARRANTY DEED

File #14156

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

A. C. HALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 8, 2018

BILL GARRETT, Davidson County
Trans:T20150016962 DEEDWARR
Recvd: 03/09/15 15:35 2 pgs
Fees:13.00 Taxes:1218.41
20150309-0020096

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darrell Mceachron	SAME	-11813007900
(NAME)	(NAME)	
7011 Lee Road		
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167		
(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, **Linda L. Henderson and Mary Kay Henderson Harden, Co- Trustees of The Albert H. Lynn Residuary Trust,** pursuant to the Last Will and Testament of Albert H. Lynn, of record in the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee, Docket No. 09P-524, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darrell Mceachron,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 25 on the Plan of Yearwood Subdivision, Part of Noel's Estate of record in Plat Book 1424, Page 48, 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 Linda L. Henderson, Mary Kay Henderson Harden and Marcia Lynn Henderson Baker, Co-Trustee's of The Albert H. Lynn Residuary Trust by deed from Linda L. Henderson, Executrix of the Estate of Albert H. Lynn of record in Instrument No. 20110913-0071132, Register's Office for Davidson County, Tennessee, dated September 1, 2011 and recorded on September 13, 2011. Said property was subsequently conveyed, pursuant to a tax sale, to Mccullough Family Properties, LLC & Barbara Eatherly, each a one-half undivided interest by Final Decree Confirming Sale from The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20131016-0108071, Register's Office for Davidson County, Tennessee, dated September 26, 2013 and recorded on October 16, 2013. Said property was subsequently redeemed and conveyed to Albert H. Lynn Residuary Trust by Decree for Redemption of record in Instrument No. 20150114-0003883 Register's Office for Davidson County, Tennessee, dated November 7, 2014 and recorded on January 14, 2015. The Last Will and Testament of Albert H. Lynn appoints three individuals as Co-Trustees of the Albert H. Lynn Residuary Trust. All of the named Co-Trustees being unable to reach a unanimous decision to sell subject property, the two Co-Trustees named herein as Grantors act by majority decision pursuant to TCA Section 35-15-703(a), and pursuant to the authority to act by majority decision granted in the Trust document itself.

unimproved ☐
This is improved ☒ property, known as 966 Graybar Lane, 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 24th day of February, 2015.

The Albert H. Lynn Residuary Trust

BY: Linda L Henderson

Linda L. Henderson, Co-Trustee

BY: Mary Kay Henderson Harden

Mary Kay Henderson Harden, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Linda L. Henderson and Mary Kay Henderson Harden, Co-Trustees, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the **Co-Trustees of The Albert H. Lynn Residuary Trust**, and are authorized by the trust document to execute this instrument on its behalf.

This the 24th day of February, 2015.

My Commission Expires: 9-5-2016

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027