Gown
Box 55

BILL GARRETT, Davidson County
Trans:T20150034151 DEEDWARR
Recvd: 05/04/15 16:00 3 pgs
Fees:18.00 Taxes:2701.00
20150504-0040458

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $730,000.00. Affiant Subscribed and sworn to before me, this 1st day of May, 2015. Notary Public My Commission Expires:

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires MAR. 10, 2018

Address New Owner As Follows:
Joseph P. McAllister
Rachel M. McAllister
159 Charleston Park
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map-Parcel Number:
108 0G 159.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROLINE M. van den BERG, Trustee of the CAROLINE M. van den BERG REVOCABLE TRUST dated January 28, 2002, with full power to sell, convey real estate without the joinder of any beneficiary**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOSEPH P. MCALLISTER AND RACHEL M. MCALLISTER, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Sugartree Phase 3 (Revised), as of record in Plat Book 5050, page 67 through 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, and Instrument No. 20040616-0071409, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to The Caroline Vandenberg Revocable Trust, by deed from Charles D. Robinson adn spouse, Elizabeth B. Robinson of record in Instrument No. 20120601-0047368, dated May 31, 2012, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee(s). By acceptance of delivery of this instrument, Grantee(s) assume(s) and agree(s) to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor(s) from liability and loss therefrom.

2. Matters shown on the Plan of record Plat Book 5050, page 67 through 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93 and Instrument No. 20040616-0071409 , said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements, Assessments, Special Assessments and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4857, page 157 and amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5961, page 61 and amended and restated in Book 11758, page 466, said Register's Office.

4. Sewer Easement of record in Book 3400, page 63, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7061, page 100, said Register's Office.

6. Approval of an Amended and Substituted Plat of record in Book 5162, page 632, said Register's Office.

7. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **159 Charleston Park, Nashville, TN 37205.**

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 Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, 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 person whomsoever.

WITNESS my hand this 1st day of May, 2015.

CAROLINE M. van den BERG REVOCABLE TRUST
dated January 28, 2002

BY: _____ Trustee
CAROLINE M. van den BERG, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

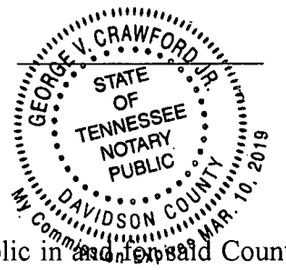
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLINE M. van den BERG, Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of May, 2015

(Seal)

Notary Public

My Commission Expires:



STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of May, 2015

(Seal)

Notary Public

My Commission Expires: 03/10/2019

