BILL GARRETT, Davidson County
Trans:T20150049835 DEEDWARR
Recvd: 06/22/15 16:06 2 pgs
Fees:13.00 Taxes:795.50
20150622-0059711

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June, 2015.

Notary Public
MY COMMISSION EXPIRES:
File No. G15-1655D

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Stirling H. Snow and Janin D. Otwell, Husband and wife (NAME)	New Owner (NAME)	84-6-21
109 Rustic Court (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Lisa Cantrell and Troy Anthony Ferrell, Co-Successor Trustees of The Ferrell Joint Revocable Living Trust Agreement u/a/d July 8, 2003,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stirling H. Snow and Janin D. Otwell, Husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 147 on the plan of SUNNY ACRES, SECTION V, as shown by plat of record in Book 3300, Page 15, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING a portion of the same property conveyed to Huston A. Ferrell and wife, Lucy S. Ferrell, Trustees of the Ferrell Joint Revocable Living Trust Agreement u/a/d July 8, 2003 from Huston A. Ferrell and wife, Lucy Ferrell, by Quit Claim Deed dated July 8, 2003, as Instrument No. 20030715-0098639, in the Register's Office for Davidson County, Tennessee. The said Hutson A. Ferrell having since died March 20, 2010 and the said Lucy A. Ferrell having since died October 5, 2013. Pursuant to said Trust Agreement, Lisa Cantrell and Troy Anthony Ferrell are to serve as the Co-Successor Trustees and are hereby empowered to convey the subject property.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 3278, page 410, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 3300, page 15, Register's Office for Davidson County, Tennessee.
3. Ingress/egress easement as recorded in Book 3375, page 479, Register's Office for Davidson County, Tennessee.
4. Easement Deed by Court Order to U.S. Sprint Communications Co. as recorded in Instrument No. 201401140-003778, Register's Office for Davidson County, Tennessee.
5. Affidavit of Heirship as recorded in Instrument No. 20150428-0037871, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 109 Rustic Court, Nashville, TN 37214.

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. Whenever 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/our hand(s) this 4th day of June, 2015.

THE FERRELL JOINT REVOCABLE LIVING
TRUST AGREEMENT U/A/D JULY 8, 2003

By: _____ Date
Lisa Cantrell, Co-Successor Trustee

By: _____
Troy Anthony Ferrell, Co-Successor Trustee

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Lisa Cantrell and Troy Anthony Ferrell, Co-Successor Trustees for The Ferrell Joint Revocable Living Trust Agreement u/a/d July 8, 2003, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Co-Successor Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of June, 2015.

My Commission Expires: 3/27/18

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066