BILL GARRETT, Davidson County
Trans:T20150057930 DEEDWARR
Recvd: 07/16/15 13:37 4 pgs
Fees:23.00 Taxes:444.00
20150716-0069620

ADDRESS NEW OWNER:
Veritas Properties General Partnership

4117 Hillsboro Pk., Ste. 103-177
Nashville TN 37215
SEND TAX BILL TO:

New Owner

MAP & PARCEL NOS.:
107-13-5.00

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Andy Maloney, Trustee for The 1126 Harold Drive Trust U/A/D July 6, 2015** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Veritas Properties General Partnership, a Tennessee General Partnership** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 18 on the plan of Patricia Heights, Section I, of record in Book 2331, Pages 130 and 131, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andy Maloney, as Trustee for The 1126 Harold Drive Trust, from Ronald Francis Anderson and wife, Linda Diane Anderson, by Warranty Deed recorded on July 7, 2015, in Instrument No. 20150707-0065578, said Register's Office.

The 1126 Harold Drive Trust is one and the same as The 1126 Harold Drive Trust U/A/D July 6, 2015.

This is property with a common address of **1126 Harold Drive, Nashville, TN 37217**.

See Certification of Trust and Affidavit attached hereto as Exhibit A and made a part hereof.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.(2) All matters appearing on the Plan of record in Book 2331, Page 131, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 2542, Page 519; Book 6045, Page 421; Book 6067, Page 762; and Book 6887, Page 605, said Register's Office.(4) Order of Possession (purpose of construction a sewer line) of record in Book 6518, Page 789, said Register's Office.(5) Easement for water mains and appurtenances in Book 6861, Page 827, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of July, 2015.

Andy Maloney, Trustee for The 1126 Harold Drive Trust U/A/D July 6, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Andy Maloney, Trustee for The 1126 Harold Drive Trust U/A/D July 6, 2015** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **15th** day of **July 2015.**

Notary Public
My Commission Expires: 11-5-2018

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

File No. 1507-138

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $120,000.00.

Affiant

Subscribed and sworn before me this 15th day of July, 2015.

Notary Public
My Commission Expires: _____

JO ANN HUTCHISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JULY 2, 2018

Exhibit A to Warranty Deed
CERTIFICATION OF TRUST and AFFIDAVIT
(This document will be recorded.)

Trustee:	**Andy Maloney, Trustee**
Trust:	**The 1126 Harold Drive Trust**
Date of Trust:	**February 25, 2015**
Property:	**61 Maury Street, Nashville, TN 37210**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, duly commissioned and qualified, the within named Affiants, **Andy Maloney, as Trustee** for the above Trust, to me personally known or who proved to me on the basis of satisfactory evidence, and who being first duly sworn, did depose and say:

1. That I, Andy Maloney, declare that I am a resident of the County of Williamson, State of Tennesesee.

2. That I, **Andy Maloney**, declare I am the Trustee of the above referenced Trust.

3. That no person, Trustee, Successor Trustee, or beneficiary under said Trust has any right to the above referenced Property and specifically has no desire or right to purchase said Property.

4. That said Trust was created under an "Agreement and Declaration of Trust for The 1126 Harold Drive Trust" dated July 6, 2015, and said Trust is entitled, **The 1126 Harold Drive Trust.**

5. That the terms of said Trust in part state as follows:

Paragraph 5. Powers of Trustee

...

c. Without prejudice to the general powers conferred on the Trustee hereunder, it is hereby declared that the Trustee shall have the following powers, with the consent of the Beneficiaries:

...

(2) To sell at public auction or private sale ... any part, or the whole of the Trust Property which may, from time to time form part of the Trust estate....

...

(5) To make, execute, acknowledge, and deliver all deeds, releases, ... contracts ... and other obligations of whatsoever nature relating to the Trust Property, and generally to have full power to do all things and perform all acts necessary to make the instruments proper and legal.

...

Paragraph 6. Duties of Trustee. It shall be the duty of the Trustee in addition to the other duties herein imposed upon him:

...

e. To sell the Trust Property and distribute the proceeds therefrom:....

6. That no other terms of said Trust or any amendments thereto would prohibit Trustee's ability or authority to convey the hereinabove referenced property as Trustee.

7. That the Trustee, **Andy Maloney**, is not under any legal disability or other disability which would render him incompetent or otherwise unable to execute binding documents on behalf of the above trust property.

9. That I hereby certify that I am empowered as Trustee under the Trust document to exercise powers for the benefit of the Trust and/or its Beneficiary(ies), including the power to convey any assets specifically including real property belonging to the Trust.

10. That my authority as Trustee has not been revoked or terminated.

11. That if pursuant to the terms of the Trust, Beneficiary's approval is required in order for Trustee to perform as set forth herein, then Trustee affirms that all such approvals have occurred.

12. That no changes, modifications, amendments, alterations, mergers or divisions of the Trust or terms therein have occurred which would in any way limit, extinguish, or terminate the authority of Trustee to act or perform on behalf of the Trust including but not limited to Trustee's authority to execute deeds of conveyance on behalf of Trust.

13. That this Certification of Trust shall be attached to the deed of conveyance for the above referenced Property and recorded in the Register's Office for Davidson County, Tennessee.

Initials: 

14. That the affirmations made in this Affidavit shall be binding on our heirs, beneficiaries, successors and/or assigns and on those of **The 1126 Harold Drive Trust,** and/or its Trustee.

15. That **The 1126 Harold Drive Trust** is one and the same as **The 1126 Harold Drive Trust U/A/D July 6, 2015.**

IN TESTIMONY WHEREOF, I hereunto subscribe my signature this 15th day of July 2015.

Andy Maloney, Trustee of "The 1126 Harold Drive Trust," Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

I HEREBY CERTIFY, that on the 15th day of July 2015, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **Andy Maloney, as Trustee** of **The 1126 Harold Drive Trust** known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledge that he executed the same for the purpose therein contained.

AS WITNESS my hand and seal the day and year first above written.

NOTARY PUBLIC
COMMISSION EXPIRATION: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

THIS DOCUMENT WAS PREPARED BY:
CINDY S. SMITH, P.C.
P.O. BOX 292004
NASHVILLE, TN 37229-2004

1507-138

Initials: