BILL GARRETT, Davidson County
Trans:T20150058299 DEEDWARR
Recvd: 07/17/15 11:06 2 pgs
Fees:13.00 Taxes:826.95
20150717-0070010

Return to:

#1231

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Lucas Williams and wife, Carolyn Williams	New Owner	Map 161-10-0A-
5021 English Village Drive		Parcel 189.00-CO
Brentwood, TN 37027		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Kathleen McGee, Successor Trustee of a Revocable Land Trust Agreement dated December 4, 2005 known as The Roseburr Family Trust, with full power to sell, convey, mortgage or otherwise encumber without joiner of any beneficiary,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Lucas Williams and Carolyn William, husband and wife,** (The "Grantees"), their heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 154, on the Plan of Villages of Brentwood, Phase Two of record in Plat Book 6250, page 169, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David McGee, as Trustee and not personally under the provisions of a Revocable Land Trust Agreement dated December 4th, 2005, known as The Roseburr Family Trust by warranty deed from Israel Roseburr and wife, Cathy M. Roseburr of record in Instrument No. 20070829-0103382, said Register's Office.

The said David McGee, Trustee having since been replaced with Kathleen McGee, as Successor Trustee of record in Instrument No. 20150717-0070009 **, said Register's Office.**

This is the same legal description as in last deed of record.

This conveyance is subject to the following:

1. **2015 Taxes, a lien, not yet due and payable and assumed by the Grantees.**
2. **Restrictions of record in Book 6143, page 11, book 6398, page 495, Book 6852, page 497, Book 8507, page 831, book 11526, page 570 & Instrument No. 200006060056066, said Register's Office.**
3. **Deed to Villages of Brentwood HOA of record in Book 9718, page 624, said Register's Office.**
4. **Charter of Villages of Brentwood HOA of record in Book 6158, page 352, Book 7599, page 914, Book 7925, page 41, Book 7936, page 332, Book 8152, page 927 and in Book 8163, page 593, said Register's Office.**
5. **Any and all matters appearing of record Book 6250, page 169, amended in Book 8484, page 140, said Register's Office.**

This is improved property commonly known as **5021 English Village Drive, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $ 223,500.00.

Kathleen McGee
Affiant

Subscribed and sworn to before me this 10th day of July, 2015.

JUDY PAINTER-ROSE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Notary public:
My commission expires: 11-21-2018

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, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 10th day of July, 2015.

Revocable Land Trust Agreement dated December 4, 2005
known as The Roseburr Family Trust,
By: Kathleen McGee, Successor Trustee
Kathleen McGee, Successor Trustee

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kathleen McGee, Successor Trustee of Revocable Land Trust Agreement dated December 4, 2005 known as The Roseburr Family Trust**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **SHE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 10th day of July, 2015.

Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY