WARRANTY DEED

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November, 5, 2018

State of Tennessee
County of ~~Williamson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: ~~March 24, 2019~~ November 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Submergent Reclamations, GP	Submergent Reclamations, GP	11808007900
(NAME)	(NAME)	
293 Vivelle Ave	293 Vivelle Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Evelyn Juanita Wood, Trustee of the Irrevocable Trust Agreement of Martha Lorene McDonald dated July 5, 1979** , hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Submergent Reclamations, GP,** 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:

Being Lot No. 71 on the Plan of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for said County.
Said Lot No. 71 fronts 50 feet on the easterly side of Eugenia Avenue and extends back between parallel lines 150 feet to an alley.
Being part of the property conveyed to Martha Lorraine McDonald, by Deed from Albert B. Preston et ux, of record in Book 2335, Page 167, said Register's Office.

Being the same property conveyed to Evelyn Juanita Wood and Susan D. Robertson, Trustees by Quitclaim Deed from Martha Lorraine (Lorene) McDonald, recorded on July 19, 2014, of record in Book 5468, Page 113, Register's Office for Davidson County, Tennessee. The said Susan D. Robertson, Co-Trustee died on or about August 19,2014. Evelyn Juanita Wood, as surviving Trustee has the power to convey said property without joinder of any party.
THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 2410 Eugenia Ave., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150059084 DEEDWARR
Recvd: 07/20/15 15:37 2 pgs
Fees:13.00 Taxes:388.50
20150720-0070959

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/our hands this 20th day of July, 2015.

The Irrevocable Trust Agreement of Martha Lorene McDonald dated July 5, 1979

by: Evelyn Juanita Wood, Trustee
Evely Juanita Wood, Trustee

State of Tennessee
County of Williamson

Personally appeared before me Evelyn Juanita Wood, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of July, 2015.

Brenda R Lehman
Notary Public Brenda R. Lehman
My Commission Expires: March 24, 2019



File No.: 10372