File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160000376 DEEDWARR
Recvd: 01/04/16 13:43 2 pgs
Fees:13.00 Taxes:4310.50
20160104-0000401

W & I Ref: (DM) Title No.: 58032
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kimberly Beth Johnson Joel W. Northwall 844 Treemont Court Nashville, TN 37220	Stifel Bank and Trust 12655 Olive Blvd Ste 250 St. Louis 63141

TAX MAP PARCEL NUMBERS: 14605001500

WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of **$1,165,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Truxton Trust**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kimberly Beth Johnson and Joel W. Northwall*** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

*** WIFE AND HUSBAND**

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Treemont of record in Book 6250, pages 895, 896 and 897, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Truxton Trust by Substitute Trustee's Deed from Robert L. Scruggs, Substitute Trustee, dated October 22, 2014 and recorded on October 23, 2014, of record in Inst. No. 20141023-0097888, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 6250, pages 895, 896 and 897, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 6833, page 594, Book 6833, page 601, Book 6833, page 620, Book 8259, page 498, Inst. No. 20051202-0145241, Inst. No. 20061207-0151539, Inst. No. 20061207-0151540, Inst. No. 20100212-0011250, Inst. No. 20121025-0097770, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 844 Treemont Court, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of December, 2015.

Truxton Trust

By: _____

Thomas R. Snyder, Managing Director
Private Banking

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Thomas R. Snyder,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Managing Director of Private Banking** (or other officer authorized to execute this instrument) of **Truxton Trust**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 21st day of December, 2015.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

_____
Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,165,000.00.

_____
Affiant

Sworn and subscribed before me this 21st day of December, 2015.

_____
Notary

My Commission Expires: _____

BEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018