BILL GARRETT, Davidson County
Trans:T20160023252 DEEDWARR
Recvd: 03/22/16 11:09 2 pgs
Fees:13.00 Taxes:629.00
20160322-0027048

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 18th day of March, 2016, by and between Idella M Lawrence, Trustee of The Music City Lands Trust, , party of the first part, and Heather N Willoughby, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 38, FINAL PLAT SECTION TWO, VANTAGE POINTE (FORMERLY NORTH FORTY), as shown on plat of record in Instrument No. 20060406-0040015, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being all or part of the same property conveyed to Being a portion of property conveyed to Music City Lands Trust, Idella M. Lawrence, Trustee by virtue of that certain Warranty Deed dated April 1, 2015, at Instrument No. 20150406-0030038 in the Register's Office of Davidson County, Tennessee.

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(S), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Instrument No. 20060406-0040015, 20031009-0150482, 20060830-0107227, 20061002-0121913, 20011102-0119701, 20060829-0106727 in said Register's Office, Tennessee; and we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Idella M. Lawrence, Trustee

Music City Lands Trust, Idella M. Lawrence, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Idella M. Lawrence, Trustee, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of March, 2016.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Heather N Willoughby 1289 Goodmorning Drive Nashville, TN 37207
Tax Parcel No	041030A10000CO
Property Address:	1289 Goodmorning Drive Nashville, TN 37207
MAIL TAX BILLS TO:	Regions Bank dba Regions Mortgage 2050 Park Office Circle Birmingham, AL 35244

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $170,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 18th day of March, 2016.

Notary Public

My Commission Expires

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-20-2019