RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT160500237

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160051375 DEEDWARR
Recvd: 06/17/16 09:11 2 pgs
Fees:13.00 Taxes:1572.50
20160617-0061428

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
15th day of June, 2016

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2018

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas G. Annastas **21 Redbud Drive** **Nashville, TN 37215**	**SAME**	**131-01-b-141.00 co**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, .

Sheryl S. Powell, Joint Successor Trustee, Cynthia S. Evans, Joint Successor Trustee, Angela S. Hall, Joint Successor Trustee and Julianna Smith, Joint Successor Trustee of the Rebecca H. Smith Revocable Living Trust Agreement, dated November 18, 2005

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas G. Annastas, an unmarried man

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:

LAND in Davidson County, Tennessee, being Lot No. 21 on the Plan of Redbud, a Planned Unit Development as of record in Plat Book 4675, Page 137, as amended in Book 4910, Page 872, Book 4937, Page 346, Book 4953, Page 846 and Book 5003, Page 925, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Rebecca H. Smith, Trustee of the Rebecca H. Smith Revocable Living Trust Agreement dated November 18, 2005 by Deed from Rebecca H. Smith, a single person, dated 11/18/05 and recorded 12/13/05 in Instrument Number 20051213-0149849; and the same property previously conveyed to Rebecca H. Smith by Warranty Deed from Edward E. Birthright and wife, Ann P. Birthright, dated 10/2/98 and recorded 10/5/98 in Book 11143, Page 154, Register's Office for Davidson County, Tennessee. The said Rebecca H. Smith having since died, leaving Sheryl S. Powell, Cynthia S. Evans and Angela S. Hall, and Julianna Smith as Joint Successor Trustees of the Rebecca H. Smith Revocable Living Trust Agreement, dated November 18, 2005.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **21 Redbud Drive, Nashville, TN 37215**
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 our hands this 15th day of June, 2016.

Rebecca H. Smith Revocable Living Trust Agreement, dated November 18, 2005

BY: Sheryl S. Powell
Sheryl S. Powell, Joint Successor Trustee

BY: Cynthia S. Evans
Cynthia S. Evans, Joint Successor Trustee

BY: Angela S Hall
Angela S. Hall, Joint Successor Trustee

BY: _____
Julianna Smith, Joint Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheryl S. Powell, Joint Successor Trustee, Cynthia S. Evans, Joint Successor Trustee, Angela S. Hall, Joint Successor Trustee, and Julianna Smith, Joint Successor Trustees of the Rebecca H. Smith Revocable Living Trust dated November 18, 2005, the bargainor(s) with whom I am personally acquainted or 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 Nashville, Tennessee, this 15th day of June, 2016.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018