Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $124,000.00

Affiant

Subscribed and sworn to before me, this 15th day of June, 20

Notary Public
My commission expires: 8-5-18

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20160051524 DEEDWARR
Recvd: 06/17/16 11:09 2 pgs
Fees:13.00 Taxes:458.80
20160617-0061636

Address of New Owner:	Send Tax Bills to:	Tax Information
The 89 McCall Street Trust Po Bok 160772 Nashville, TN 37216	New Owner	133-04-0-044.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara Hickox, unmarried and Eddie Jones unmarried, as tenants in common,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Amanda Dean Trustee of The 89 McCall Street Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Glencoe Acres Section I of record in Plat Book 1835, Page(s) 137 and 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 137 fronts 129.0 feet on the Southerly side of McCall Street, formerly Antioch Pike, and extends back between lines 147.6 feet on the Westerly side and 150.1 feet on the Easterly side to a dead line in the rear on which it measures 124.0 feet.

Being the same property conveyed to Barbara Hickox, unmarried, and Eddie Jones, unmarried, as tenants in common by Quitclaim deed from Barbara Hickox and Eddie Jones, Successor Co-Trustees of the Alma Hazel S. Kirby Revocable Living Trust dated May 3, 1996 of record in Instrument No. 20130208-0013468 Register's Office for Davidson County, Tennessee, dated January 31, 2013 and recorded on February 08, 2013. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 89 Mccall Street Nashville, TN 372113009.

This property is improved property known as 89 Mccall Street, Nashville, TN, 37211-3009

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 15th day of June, 2016.

Barbara Hickox

Barbara Hickox

Eddie Jones

Eddie Jones

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 **Barbara Hickox and Eddie Jones** 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 Franklin, Tennessee, this the 15th day of June, 2016.

Debra A Byford

Notary Public

My Commission expires: 9-8-2018

DEBRA A. BYFORD
COMM.NO.1236781 2
NOTARY
PUBLIC
COMM.EXP. 9-8-2016
SCOTT COUNTY, ARKANSAS

FILE NO: 2016034264