WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160065645 DEEDWARR
Recvd: 08/01/16 09:16 2 pgs
Fees: 13.00 Taxes: 1036.00

20160801-0078767

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael T. Wallace	New owner	181-10-0E-094.00-CO
(NAME)	(NAME)	
5304 Missionary Way		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, WE, The Trust Company of Knoxville, Inc., Co-Trustee and Cynthia Claire Finley Anderson, Co-Trustee of the William Maxville Finley and Margaret Ferrell Finley Trust f/b/o Catherine Dianne Stone dated December 24, 1985, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael T. Wallace, an unmarried person, 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. 94 on the Plan of Phase One, Section Three, High Point of record in Instrument Number 20120507-0039277 (incorrectly referred to as 20110620-0047097 in the prior conveyance), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Trust Company of Knoxville, Inc. and Cynthia F. Anderson, as Co-Trustees under Trust Agreement of William Maxville Finley and Margaret Ferrell Finley for the benefit of Catherine Dianne Stone dated December 24, 1985, said Trust having been reformed by Order entered June 12, 2000, in the Chancery Court of Hamilton County, Tennessee, under Docket Number 00-0070 enrolled on the Minute Book K2, page 121, said Clerk & Master's Office by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20130719-0075178 Register's Office for Davidson County, Tennessee, dated July 19, 2013 and recorded on July 19, 2013.

Certification of Trust of record in Instrument No. 20130722-0075339 and Instrument No. 20130722-0075338, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 5304 Missionary Way, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 25th day of July, 2016.

The Trust Company of Knoxville, as Co-Trustee

By: W Fred Spielman
Its: VICE PRESIDENT

Cynthia Claire Finley Anderson, Co-Trustee

Cynthia Claire Finley Anderson, Co-Trustee

STATE OF TENNESSEE

COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, W. Fred Spielman VP of The Trust Company, **Co-Trustee**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of July, 2016.

Carol A. Wallace
Notary Public

My Commission Expires: 4-11-2016

CAROL A. WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF TENNESSEE

COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Cynthia Claire Finley Anderson, Co-Trustee**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of July, 2016.

Carol A. Wallace
Notary Public

My Commission Expires: 4-11-2016

CAROL A. WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY