THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August 2016 Notary Public MY COMMISSION EXPIRES: 8/10/19 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160068774 DEEDWARR
Recvd: 08/09/16 10:00 2 pgs
Fees:13.00 Taxes:889.85
20160809-0082644

RENNA ANN WALTERS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Todd Felmley	New Owner	MAP
2612 Western Hills Drive		PARCEL
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Douglas L. Radley, Stephen William Radley and Connie Ann Huggins Co-Successor Trustees of The Radley Joint Revocable Living Trust Agreement u/a/d January 7, 2004**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Todd Felmley, unmarried**

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. 52 on the Plan of Section Two, Sutherland Heights, of record in Plat Book 2663, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southerly margin of Brownwood Drive at the common corner of Lots Nos. 53 and 52; thence Northeasterly along said margin of said Drive 260.63 feet to the beginning of a curve; thence around said curve 38.27 feet to a point in the Westerly margin of Western Hills Drive; thence Southerly along said margin of said Drive 161.6 feel to a point, the common corner of Lots Nos. 51 and 52; thence Westerly along the line between said Lots 176.3 feet to a point; thence Northwesterly along the line between Lots Nos. 52 and 53, 166.2 feet to the point of beginning.

Being the same property conveyed to Ernest Radley, Jr. and wife, Charlotte J. Radley, Trustees of the Radley Joint Revocable Living Trust Agreement U/A/D January 07, 2004 by Quitclaim deed from Charlotte J. Radley, individually of record in Instrument No. 20040204-0013340 Register's Office for Davidson County, Tennessee, dated January 07, 2004 and recorded on February 04, 2004. Ernest Radley, Jr. died September 30, 2014. Charlotte Jean Radley died December 16, 2015. Douglas L. Radley, Stephen William Radley and Connie Ann Huggins are the Co-Successor Trustees pursuant to the aforementioned trust and its restatement.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2612 Western Hills Drive, Nashville, TN 37214.**

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 the 5th day of August, 2016.

The Radley Joint Revocable Living Trust Agreement u/a/d January 7, 2004

Douglas L. Radley, Co-Successor Trustee

Stephen William Radley, Co-Successor Trustee

Connie Ann Huggins, Co-Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Douglas L. Radley and Stephen William Radley** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Co-Successor Trustees** of the **Radley Joint Revocable Living Trust Agreement u/a/d January 7, 2004** the within named bargainors, and Trust, and that they as such Co-Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Douglas L. Radley, Stephen William Radley and Connie Ann Huggins** as such **Co-Successor Trustees**.

Witness my hand and seal this the 5th day of August, 2016.

My Commission expires 10/18/16

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY