THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Calpurnia Weathersby
6548 Wooster Avenue
Los Angeles, CA 90056-2132

BILL GARRETT, Davidson County
Trans:T20160070468 DEEDWARR
Recvd: 08/15/16 10:19 2 pgs
Fees:13.00 Taxes:1072.63
20160815-0084640

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 150 04 0
124, 122, AND 123

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Leonanrd A. Saddler, actually Leonard A. Saddler, and Carolyn C. Saddler as Trustees of the Saddler Family Revocable Trust dated October 14, 2014,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Calpurnia Weathersby,** 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. 622 and Reserve Parcel B and Reserve Parcel C, on the Plan of Revised Phase III Kensington of Priest Lake, of record in Plat Book 6900, Page 236, Register's Office for Davidson County, Tennessee.

Being all the same property conveyed to Leonanrd A. Saddler and Carolyn C. Saddler as Trustees of the Saddler Family Revocable Trust dated October 14, 2014, by Quitclaim Deed from Leonard A. Saddler and wife, Carolyn C. Saddler, dated October 14, 2014, of record in Instrument No. 20141031-0100626, Register's Office for Davidson County, Tennessee. Said Leonanrd A. Saddler is actually Leonard A. Saddler.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Restrictive Covenants of record in Book 7149, Page 669; easements, covenants conditions and all matters and notes as shown on the Plat of record in Plat Book 6900, Page 236, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **4100 Philhall Pkwy (and 3121 & 3125) Antioch, TN 37013, TN 37013.**

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 9th day of August, 2016.

Saddler Family Revocable Trust

Leonard A. Saddler, Trustee By: Janet Medlin, Attorney-in-fact
By: Leonard A. Saddler, Trustee, By: Janet Medlin, Attorney-in-Fact
Pursuant to Power of Attorney of record in Book * —, Page —
Register's Office for Wilson County, Tennessee. * Instrument * 20160815-0084639

Carolyn C. Saddler, Trustee, By: Janet Medlin, Attorney-in-fact
By: Carolyn C. Saddler, Trustee, By: Janet Medlin, Attorney-in-Fact
Pursuant to Power of Attorney of record in Book * —, Page —
Register's Office for Wilson County, Tennessee. * Instrument * 20160815-0084639

STATE OF Tennessee
COUNTY OF Wilson

On this 9th day of August, 2016, before me personally appeared Janet Medlin, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Leonard A. Saddler and Carolyn C. Saddler, Trustees of the Saddler Family Revocable Trust dated October 14, 2014, and who acknowledged that she executed the same as the free act and deed of Leonard A. Saddler, and Carolyn C. Saddler, Trustees of the Saddler Family Revocable Trust dated October 14, 2014.

Witness my hand and official seal this 9th day of August, 2016.

Tina D. Brown
NOTARY PUBLIC

TINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 12-16-2017

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $289,900.00.

Debbie Damaske
AFFIANT

Subscribed and sworn to before me this 9th day of August, 2016.

Kimberly Beard
NOTARY PUBLIC

KIMBERLY BEARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-7-2019

My Commission Expires: