BILL GARRETT, Davidson County
Trans:T20160078419 DEEDWARR
Recvd: 09/07/16 14:23 2 pgs
Fees:12.00 Taxes:0.00
20160907-0094157

Prepared by:
FREEMON LAW FIRM
327 West Gaines Street
Lawrenceburg, TN

WARRANTY DEED

RANDY USELTON AND WIFE, SHEILA USELTON
TO
RANDY GENE USELTON AND SHEILA TIPPINS USELTON, AS TRUSTEES OF THE RANDY AND SHEILA USELTON LIVING TRUST (A REVOCABLE TRUST)

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, RANDY USELTON AND WIFE, SHEILA USELTON, have bargained and sold and does transfer and convey unto the said RANDY GENE USELTON AND SHEILA TIPPINS USELTON, AS TRUSTEES OF THE RANDY AND SHEILA USELTON LIVING TRUST (A REVOCABLE TRUST), then to their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 205, of the Wessex Towers, a Horizontal Property Regime, created under Title 66, Section 27-101, as amended in Tennessee Code Annotated and as established by Master of record in Book 5414, page 634, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plat of Wessex Towers Condominium Apartments of record in Plat Book 5200, pages 142 and 143, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to BARBARA W. HUMES, by deed from MARSHALL RAFF AND WIFE, MARCIA RAFF, of record in Book 6461, page 673, dated December 6, 1984, said Register's Office. Then being further conveyed to CYNTHIA LOUISE HUMES, ROBERT LAURENCE HUMES, STEPHEN WHITE HUMES, DAVID WARREN HUMES, AND BARBARA W. HUMES, by Quitclaim Deed from BARBARA W. HUMES, of record in Book 10011, page 841, dated January 10, 1996, said Register's Office. Then being further conveyed to BARBARA W. HUMES, by Quitclaim Deed from CYNTHIA LOUISE HUMES, ROBERT LAURENCE HUMES, STEPHEN WHITE HUMES, AND DAVID WARREN HUMES, of record as Instrument No. 20110131-0008531, dated January 18, 2011, said Register's Office.

Durable Power of Attorney of Barbara White Humes appointing Cindy Loflin as her Attorney in Fact recorded 12/08/2014 of record in Instrument No. 20141208-0112122, Register's Office for Davidson County, TN.

Barbara W. Humes and Barbara White Humes are one and the same person.

Also being the same property conveyed to Sheila Uselton from Barbara W. Humes dated the 5th day of January, 2015, and recorded in Instrument No. 20150107-0001667, Register's Office of Davidson County, TN.

Being the same property identified as Map #129-14-OA-013.00 CO.

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

PREPARED BY INFORMATION SUPPLIED BY PARTIES--NO TITLE SEARCH REQUESTED.

TO HAVE and to HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interests thereto belonging to the said RANDY GENE USELTON AND SHEILA TIPPINS USELTON, AS TRUSTEES OF THE RANDY AND SHEILA USELTON

LIVING TRUST (A REVOCABLE TRUST), then to 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.

And we do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said land to the said RANDY GENE USELTON AND SHEILA TIPPINS USELTON, AS TRUSTEES OF THE RANDY AND SHEILA USELTON LIVING TRUST (A REVOCABLE TRUST), then to their heirs and assigns, against the lawful claims of all persons whomever.

Witness Our Hands this 18th day of August, 2016.

RANDY USELTON

SHEILA USELTON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Sarah C. Martin, a Notary Public in and for said County and State, the within named **RANDY USELTON AND SHEILA USELTON,** the bargainors, with whom I am personally acquainted, or whose identities have been proven by 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 18th day of August, 2016.

NOTARY PUBLIC

My Commission Expires: 5-10-2019

SARAH C MARTIN (SEAL) TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, or we, hereby swear and affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 18th day of August, 2016.

REGISTER OR NOTARY PUBLIC

My Comm. Expires: 5-10-2019

SARAH C MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Send Tax Bills to:

Sheila or RANDY USELTON
6666 BROOKMONT TER #205
NASHVILLE, TN 37205

Property Address:

6666 Brookmont Terrace, Apt. 205
Nashville, TN 37205