Mail:
Elizabeth Collins
311 Bailey Ln
Pleasant View, TN 37146

Mail

BILL GARRETT, Davidson County
Trans: T20160081775 DEEDWARR
Recvd: 09/19/16 10:25 3 pgs
Fees: 18.00 Taxes: 3200.50
20160919-0098073

This document prepared by (and after recording return to):

Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3096**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Amy Davis Campbell, Trustee of The Anita T. Davis Family Trust dated July 12, 2011,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Thomas R. McCrystal and Diane M. McCrystal, Trustees of The Thomas McCrystal and Diane McCrystal Living Trust dated December 8, 2015**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 815 on the Plan of Phase One of Abbottsford, as shown on plat of record in Plat Book 6250, page 419, 420, and 421, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description, as amended in Book 6771, page 683, and Book 6800, page 164, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James V. Davis, Trustee of the Anita T. Davis Family Trust, dated July 12, 2011 by Quitclaim Deed from James V. Davis, Trustee of the Anita T. Davis Revocable Living Trust dated July 23, 199, filed for record 03/13/2012 in Instrument No. 20120313-0021641, Register's Office for Davidson County, Tennessee.

This is improved property also known as 815 Foster Hill, Nashville, Tennessee, 37215.

Map and Parcel: 117 13 0B 044.00

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 6th day of September, 2016.

The Anita T. Davis Family Trust dated July 12, 2011

Amy Davis Campbell, Trustee -Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy Davis Campbell, Trustee for The Anita T. Davis Family Trust dated July 12, 2011, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 6th day of September, 2016.

NOTARY PUBLIC

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 12/27/2016

Grantee(s) Name, Address:	Send Tax Statement To:
Thomas R. McCrystal and Diane M. McCrystal, Trustees	Same
815 Foster Hill	
Nashville, TN 37215	

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$865,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 7 day of September, 2016.

Affiant

(Seal)

ELIZABETH COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 10-23-2019

Notary Public

My commission expires: