Prepared By: Stephen L. Rains
Attorney at Law
500 North Main Street
Jamestown, TN 38556

GENERAL WARRANTY DEED

For good and valuable consideration received I, **MATT CURTIS, Successor Trustee of the ALICE SPRUNT DERRYBERRY LIVING TRUST**, do hereby sell and convey unto, **JENNIFER LEFEVRE, Individually**, the following described real estate:

Land in Davidson County, Tennessee, being Unit No. 92-F, on the Plan of Kingswood (erroneously referred to as Kingwood in prior deed) Condominiums, of record in Book 5200, Page 520, Register's Office for Davidson County, Tennessee, and as set out in Exhibit "C" to the master deed and by-laws of record in Book 6056 (sic), Page 320: Book 5552, Page 732, said Register's Office, to which an exhibit reference is hereby made for a more complete description.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to any matters that appear in Plat Book 5200, Page 520, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Patricia A Collins, unmarried, by Deed from Rodney Resha, unmarried, dated April 20, 2005, of record in Instrument No. 20050425-0045627, Register's Office for Davidson County, Tennessee.

Previous and last conveyance being a Warranty Deed from PATRICIA A. COLLINS to THE KNOXVILLE TRUST COMPANY, Trustee of the ALICE SPRUNT DERRYBERRY LIVING TRUST, recorded on June 28, 2005, in Instrument No. 20050628-0074035, in the Register's Office of Davidson County, Tennessee. See also Trustee's Statement Pursuant to T.C.A. §35-1-111 naming Matthew Curtis, Successor Trustee for the ALICE SPRUNT DERRYBERRY LIVING TRUST, recorded on April 8, 2015, in Instrument Number 20150408-0030724, in the Register's Office of Davidson County, Tennessee.

Map 119-14-A Parcel 92.00 CO

Tax notices may be mailed to the grantee herein at 293 E. 8th Street, Cookeville, TN 38501.

TO HAVE AND TO HOLD unto grantee in fee simple. Grantor covenant lawful seizin and possession, right to convey, and that the land is unincumbered, and will warrant and defend the title thereto against all lawful claims. This 10th day of October, 2016.

BILL GARRETT, Davidson County
Trans:T20160089808 DEEDWARR
Recvd: 10/12/16 08:24 2 pgs
Fees:13.00 Taxes:259.00
20161012-0107734

Matt Curtis, Trustee
MATT CURTIS,
Successor Trustee of the
ALICE SPRUNT DERRYBERRY LIVING TRUST

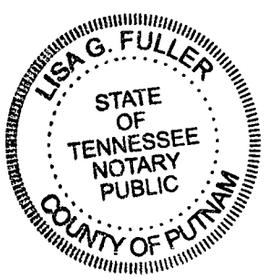
STATE OF TENNESSEE
COUNTY OF PUTNAM

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid County and State, **MATT CURTIS, SUCCESSOR TRUSTEE,** the within named bargainer, with whom I am personally acquainted, or who was proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 6th day of October, 2016.

NOTARY PUBLIC

My Commission expires:
03/23/2020



STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, or We, hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is $ 10,000, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

AFFIANT

Sworn to and subscribed before me on this the 6th day of October, 2016.

~~REGISTER~~ NOTARY

My Commission expires:
03/23/2020

