WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160106212 DEEDWARR
Recvd: 12/02/16 12:41 2 pgs
Fees:13.00 Taxes:2701.00
20161202-0126705

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00

Roy Flowers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roy C. Flowers	Roy C. Flowers	116-01-0-006.00
(NAME)	(NAME)	
6122 Hickory Valley Road	6122 Hickory Valley Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Margaret K. Harrell, Trustee, Margaret K. Harrell Revocable Living Trust Agreement dated November 26, 2013,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Roy C. Flowers, 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. 110 on the Plan of Hillwood Estates, Section 7, as of record in Book 2133, Page 90, Register's Office for Davidson County, Tennessee; said Lot No. 110 fronts 225 feet on the northwesterly side of West Hillwood Drive and extends back 300 feet on the northeasterly line and 300 feet on the southwesterly line to a dead line, measuring 139.6 feet thereon.

Being the same property conveyed to Margaret K. Harrell, Trustee, Margaret K. Harrell Revocable Living Trust Agreement dated November 26, 2013, by Quitclaim Deed from Margaret K. Harrell, a single person, dated 11/26/13 and recorded 12/5/13 in Instrument Number 20131205-0123785; and the same property previously conveyed to Margaret K. Harrell, a single person, by Warranty Deed from John H. Watts, Jr. and wife, Ruth E. Watts, dated 6/23/94 and recorded 6/23/94 in Book 9387, Page 74, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6122 Hickory Valley Rd., Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 28th day of November, 2016.

MARGARET K. HARRELL, TRUSTEE, MARGARET K. HARRELL REVOCABLE LIVING TRUST AGREEMENT DATED NOVEMBER 26, 2013

Margaret Harrell

Margaret K. Harrell
Trustee

State of Tennessee
County of Sumner

Personally appeared before me Margaret K. Harrell, Trustee, Margaret K. Harrell Revocable Living Trust Agreement dated November 26, 2013, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of November, 2016.

Notary Public _____
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

File No.: 162591