WARRANTY DEED

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2016

Notary Public:

MY COMMISSION EXPIRES: 8/18/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Naomi DeSpain	Same address as new owner	Parcel ID:
232 Nesbitt Lane		04208012100
Madison, TN 37115		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Syretha D. Shane, Trustee of The Syretha D. Shane Revocable Living Trust and Syretha D. Shane, Individually

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Naomi DeSpain

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. 57B of the Zone Lot Division of Lots 1 thru 10, 15 thru 24, and 51 thru 60, Heritage Place, as of record in Plat Book 6250, Page 632, amending Plat Book 5200, Page 628, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to The Syretha D. Shane Revocable Living Trust by Quitclaim Deed from Syretha Dean Shane, of record in Instrument 20070815-0097276, dated June 26, 2007, Register's Office for said County. See also deed of record in Book 7667, Page 136, said Register's Office.

This conveyance is subject to Restrictions of record in Book 6148, Page 537, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 632, amending Plat Book 5200, Page 628, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 232 Nesbitt Lane, Madison, TN 37115

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 hand this 19th day of December, 2016.

The Syretha D. Shane Revocable Living Trust

BY: Syretha D. Shane, Trustee
Syretha D. Shane, Trustee

Syretha D. Shane
Syretha D. Shane

BILL GARRETT, Davidson County
Trans: T20160113216 DEEDWARR
Recvd: 12/27/16 08:02 2 pgs
Fees: 13.00 Taxes: 517.63
20161227-0135059

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Syretha D. Shane, Trustee of The Syretha D. Shane Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Trustee of The Syretha D. Shane Revocable Living Trust, and as such Trustee, she is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of December, 2016.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Syretha D. Shane with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of December, 2016.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.