THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170110472** BILL GARRETT, Davidson County Trans:T20170014457 DEEDWARR Recvd: 02/17/17 10:08 2 pgs Fees:13.00 Taxes:1994.30 20170217-0016444	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $539,000.00. Affiant Subscribed and sworn to before me, this 16th day of February, 2017. Notary Public My Commission Expires: JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

WARRANTY DEED

Address New Owner: Jeff Jones, Trustee 1404 CALVIN AVENUE Nashville, TN 37206-2712	Send Tax Bills To: City National Bank, a National Banking Association 555 South Flower Street 23rd Floor Los Angeles, CA 90071	Tax Information: Tax Parcel ID No. 083-05-424.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicole Williams now known as Nicole Strain, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeff Jones, Trustee of the 1404 Calvin Avenue Trust**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 of Block "B" on the Map of a Subdivision of part of the Hollins Home Place, as of record in Book 843, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nicole Williams by Warranty Deed from Kevin M. Eberle and wife, Mary Beth Eberle, recorded on the 28th day of December, 2002 in Instrument No. 20021228-0160246, in the Register's Office of Davidson County, Tennessee.

Nicole Williams and Nicole Strain being one and the same person.

Property address is not primary marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HOLLINS HOME PLACE, as recorded in Plat Book 843, Page(s) 101.

This is improved property located at 1404 CALVIN AVENUE Nashville, TN 37206-2712.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of February, 2017.

Nicole Williams NKA Nicole Strain

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicole Williams NKA Nicole Strain , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of February, 2017.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019