sylvia

NEW OWNER:

Mark E. Humphreys
3719 Woodmont Blvd.
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 17-0125

Map/Parcel #116-08-0-V-004.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170022968 DEEDWARR
Recvd: 03/17/17 13:29 2 pgs
Fees:13.00 Taxes:7955.00
20170317-0026364

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Million One Hundred Fifty Thousand and 00/100 Dollars ($2,150,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SCOTT UNDERWOOD, AS TRUSTEE OF THE SCOTT UNDERWOOD TRUST U/A DATED JUNE 2, 2005**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MARK E. HUMPHREYS, UNMARRIED** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Final Plat of Bell Estates, Revision 1, of record in Plat at Instrument No. 20140708-0060023, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Scott Underwood, Trustee of the Scott Underwood Trust U/A Datd 06/02/2005 by Warranty Deed from LA Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20141230-0118829, Register's Office for Davidson County, Tennessee, dated December 19, 2014 and recorded on December 30, 2014.

Being also known as 3719 Woodmont Blvd., Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 16th day of **March, 2017**.

SCOTT UNDERWOOD, AS TRUSTEE OF THE SCOTT UNDERWOOD TRUST U/A DATED JUNE 2, 2005

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, SCOTT UNDERWOOD, AS TRUSTEE OF THE SCOTT UNDERWOOD TRUST U/A DATED JUNE 2, 2005, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that it executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of **March, 2017**.

TODD A. TRESSLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 5-30-17

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The actual consideration or value, whichever is greater, for this transfer is $ **2,150,000.00** .

AFFIANT

Sworn to and subscribed to before me this 16th day of **March, 2017**.

NOTARY PUBLIC

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My commission expires: 1-6-2020