Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $269,900.00

Affiant

Subscribed and sworn to before me, this 23rd day of March, 2017

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

BILL GARRETT, Davidson County
Trans: T20170028350 DEEDWARR
Recvd: 04/04/17 12:25 2 pgs
Fees: 13.00 Taxes: 998.63
20170404-0032901

Address of New Owner:	Send Tax Bills to:	Tax Information
Douglas Ray Carpenter, III 89 MCCALL ST NASHVILLE, TN 37211	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	134-04-0-044.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amanda Dean, Trustee of The 89 McCall Street Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Douglas Ray Carpenter, III and Hannah C Carpenter,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Glencoe Acres Section I of record in Plat Book 1835, Page(s) 137 and 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 137 fronts 129.0 feet on the Southerly side of McCall Street, formerly Antioch Pike, and extends back between lines 147.6 feet on the Westerly side and 150.1 feet on the Easterly side to a dead line in the rear on which it measures 124.0 feet.

Being the same property conveyed to Amanda Dean, Trustee of The 89 McCall Street Trust, from Barbara Hickox, unmarried and Eddie Jones, unmarried, as tenants in common, by Warranty Deed and recorded on June 17, 2016 of record Instrument Number 20160617-0061636, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 89 MCCALL ST, NASHVILLE, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 23rd day of March, 2017.

The 89 McCall Street Trust

By: _____
Amanda Dean

Its: Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amanda Dean, Trustee of The 89 McCall Street Trust,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 23rd day of March, 2017.

_____
Notary Public

EMMALYN G HENDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

My Commission expires: 5-5-19

FILE NO: 2017035090