ADDRESS NEW OWNER: Amanda Lindseth
114 Rural Avenue
Nashville, TN 37209

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 103-6-56.00

BILL GARRETT, Davidson County
Trans:T20170031760 DEEDWARR
Recvd: 04/17/17 11:24 2 pgs
Fees:13.00 Taxes:1118.33
20170417-0036826

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Teresa Lynn Blair, Trustee of the Doris Jean Bumpus Special Needs Trust** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Amanda Lindseth, a married woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, described more particularly as follows:

Being Lot No. 37 on the Revised Plan of Richland Meadows, Section IV, of record in Book 2330, Page 95, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Oakmont Circle at the corner of Lots 37 and 38; thence with the line between said lots, southerly 106 feet to a corner of Lot 36 on said plan; thence with the line between Lots 36 and 37, westerly 87 feet to point in the easterly margin of Rural Avenue; thence with the margin of the same northerly 85.4 feet to a concrete monument at the beginning of a curve, the entrance into Oakmont Circle; thence around said curve northeasterly 36.4 feet to another concrete monument in the southerly margin of Oakmont Circle; thence with the margin of the same easterly 81.9 feet to the beginning.

Being the same property conveyed to Teresa Lynn Blair, Trustee of the Doris Jean Bumpus Special Needs Trust, from Teresa Lynn Blair, Executor of the Estate of Lawrence Altman Bumpus, deceased, by Executor's Quitclaim Deed recorded on April 14, 2010, in Instrument No. 20100414-0028009, Register's Office for Davidson County, Tennessee.

This is property with a common address of 114 Rural Avenue, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantees.(2) All matters appearing on the Plan of record in Book 2330, Page 95, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 13th day of April 2017.

Teresa Lynn Blair, Trustee

Teresa Lynn Blair, Trustee of the Doris Jean Bumpus Special Needs Trust

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Teresa Lynn Blair, Trustee of the Doris Jean Bumpus Special Needs Trust,** with whom I am personally acquainted, or who 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 office this 13th day of April 2017.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $302,250.00.

Teresa Lynn Blair
Affiant

Subscribed and sworn before me this 13th day of April 2017.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

File No. 1704K113