WARRANTY DEED BILL GARRETT, Davidson County Trans:T20170032283 DEEDWARR Recvd: 04/18/17 09:32 2 pgs Fees:12.00 Taxes:0.00 20170418-0037495 P-BR-16-1408	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater for this transfer is $0.00 Affiant Subscribed and sworn to before me, this the 27th day of March, 2017 Notary Public My Commission Expires: 11/24/2019 RONALD R. WEBB COMM. # 2132015 NOTARY PUBLIC-CALIFORNIA SAN DIEGO COUNTY MY COMM. EXP. NOV. 24, 2019
This Instrument Prepared by:	Barbara J. Todd, 1408 Lillian St. Nashville TN 37206

Address New Owner(s) as Follows	Send Tax Bills To:	Map/Parcel Number(s)
Barbara J. Todd	**New Owner**	
(Name) **1408 Lillian St**	(Name)	083-13-0-325.00
(Address) **Nashville, TN 37206**	(Address)	
(City) (State) (Zip)	(City) (State) (Zip)	

WARRANTY DEED

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantee(s); and other good and valuable consideration, the receipt of which is hereby acknowledged, BARBARA J0 TODD, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto BARBARA J. TODD, TRUSTEE, BARBARA TODD 2017 TRUST DATED MARCH 27, 2017, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: Revocable TRUST.

Land in Davidson County. Tennessee, being Lot No. 151, of Block P on the Plan of Lindsley Home Place of record in Plat Book 2, Page 92, in the Chancery Court of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Barbara Jo Todd by Warranty deed from Garafola Properties LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160502-0043037, Register's Office for Davidson County, Tennessee, dated April 29, 2016, and recorded on May 2, 2016.

This conveyance is subject to:

- All matters shown on Plan of record in Plat Book 2, Page 92;
- Restrictive Covenant for Detached Structure of record in instrument No. 20150617-0057754,

Register's Office for Davidson County, Tennessee; and
• Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 1408 Lillian St, Nashville, Tennessee 37206

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; and we do covenant with the said GRANTEE(S) 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 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.

Dated March 27, 2017

GRANTOR

Barbara Jo Todd

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego } ss.

On March 27, 2017, before me, Ronald R. Webb, Notary Public, personally appeared Barbara Jo Todd, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

(Seal)
Notary Public

RONALD R. WEBB
COMM. # 2132015
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXP. NOV. 24, 2019

My Commission Expires: 11/24/2019

Return to:
Barbara J. Todd
296 Ocean View Ave
Del Mar, CA 92014