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 $120,000.00

Affiant

Subscribed and sworn to before me, this 20th day of April, 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: T20170033802 DEEDWARR
Recvd: 04/21/17 12:14 2 pgs
Fees: 13.00 Taxes: 444.00
20170421-0039358

Address of New Owner:	Send Tax Bills to:	Tax Information
The Newsom Station Trust Po Box 160772 Nashville, TN 37216	SAME	127-00-0-100.00

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, **Eileen O'Brien,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Trey Cain Trustee of The Newsom Station Trust,** 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 the 1.885 acre tract, more or less, of the west part of Bill Woodard Subdivision Re-subdivision of Parcel 100 Map 127 of record in Record Book 5210, Page 100, Register's Office for Davidson County, Tennessee.

Said property fronts 135.64 feet on the easterly margin of Newsom Station Road and extends back 600.66 feet on the northerly line and 612.50 feet on the southerly line to a dead line in the rear measuring 135.75 feet thereon.

Being the same property conveyed to Eileen Ann O'Brien, an unmarried woman, by Warranty Deed from Eileen Ann O'Brien, formerly known as Eileen Ann Smith, an unmarried woman, dated April 15, 2005 of record as Instrument No. 20050617-0069366, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eileen Ann Smith, unmarried, by Warranty Deed from Austin Scott Yarbrough and wife, Mary Norton Yarbrough, dated August 15, 2000 of record as Instrument No. 20000824-0083958, Register's Office for Davidson County, Tennessee.

Being also known as 8525 Newsom Station Road, Nashville, Tennessee 37221.

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 8525 Newsom Station Road, Nashville, TN 37221

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 20th day of April, 2017.

Eileen O'Brien

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eileen O'Brien,** 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 20th day of April, 2017.

Notary Public

My Commission expires: 1·24·21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2017035140