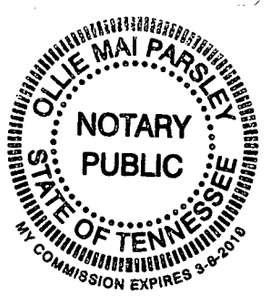
Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1703 00118



STATE OF TENNESSEE 20557
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Mabel Clodfelter
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 2017

Ollie Mai Parsley
Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows:	Send Tax Bills To:
Simon Haile Debas	SAME
(Name)	(Name)
3223 Lakeland Drive	
(Street Address or Route Number)	(Street Address)
Nashville, TN 37214	
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 09611018500

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Mabel Clodfelter, Trustee under the Revocable Trust Agreement of, Mabel Clodfelter,, dated April 3, 2013
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Simon Haile Debas, a single man
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 105 on the Plan of Hickory Bend Subdivision, Section I, as of record in Book 3300, page 38, Register's Office for Davidson County, Tennessee,

Said Lot No. 105 fronts 80 feet on the curving southerly side of Lakeland Drive and runs back between lines 150 feet, more or less, on the westerly side line and 155.9 feet, more or less, on the easterly side line to a line at the rear which is the center line of McCrory Creek, measuring 63 feet thereon, more or less.

BEING the same property conveyed to Mabel Clodfelter, Trustee under the Revocable Trust Agreement of Mabel Clodfelter dated April 3, 2013, by quitclaim deed from Mabel P. Clodfelter, a widow, dated April 3, 2013, and filed in Instrument No. 20130409-0035169, said Register's Office.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 3223 Lakeland Drive, Nashville, TN 37214.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 25th day of April, 2017.

Mabel Clodfelter, Trustee
Mabel Clodfelter, Trustee

BILL GARRETT, Davidson County
Trans:T20170036276 DEEDWARR
Recvd: 05/01/17 09:09 2 pgs
Fees:13.00 Taxes:777.00
20170501-0042222

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Mabel Clodfelter,, Trustee, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of April, 2017.

My commission expires 3/ 6/2018.

Ollie Mai Parsley

Notary Public: Ollie Mai Parsley

