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 $87,000.00

Affiant

Subscribed and sworn to before me, this 8th day of May, 2017.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Alexander Angola 4740 Terragon Trail Antioch, TN 37013	Same as New Owner	148-08-0-176.00

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, **Trey Cain Trustee of The Terragon Trail Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Alexander Angola,** 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. 10 on the second Revised Plan of Terragon Trails, Section Five, of record in Book 5200, Page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 66.15 feet on the westerly side of Terragon Trail and extends back between parallel lines 130 feet to a dead line.

Being the same property to Trey Cain Trustee of the Terragon Trail Trust by Deed from Lora Ritchey Russell and Michael Patrick Ritchey dated April 7th, 2017 and filed for record in Instrument No. 20170418-0037910 Register's Office of 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 4740 Terragon Trail, Antioch, TN 37013

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 9th day of May, 2017.

The Terragon Trail Trust

BILL GARRETT, Davidson County
Trans:T20170043658 DEEDWARR
Recvd: 05/23/17 10:03 2 pgs
Fees:13.00 Taxes:321.90
20170523-0051021

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 9th day of May, 2017.

The Terragon Trail Trust

By: _____
Trey Cain
Its: Trustee

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 **Trey Cain Trustee of The Terragon Trail 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 9th day of May, 2017.

_____
Notary Public

My Commission expires: 1.24.21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2017045164