PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Davidson County DEEDWARR
Recvd: 06/01/17 08:40 3 pgs
Fees:18.00 Taxes:1794.50
20170601-0054237

W & I Ref: (DM) Title No.: 58897
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kathie D. House 533 Harpeth Trace Drive Nashville, TN 37221	NEW OWNER

TAX MAP PARCEL NUMBERS: 143020A04700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$485,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Katrin T. Bean, Trustee of The Calvert Bean Tennessee Bypass Trust UTA dated October 27, 2003,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Kathie D. House, an unmarried woman, hereinafter called the Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Harpeth Trace Estates, Phase Three of record in Book 5200, pages 751, 752 and 753, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Calvert Bean, Trustee of the Calvert Bean Living Trust, established by the Revocable Trust Agreement of Calvert Bean, dated October 27, 2003 by Warranty Deed from Calvert Bean, dated April 1, 2005 and recorded on April 22, 2005 of record in Instrument No. 20050422-0044933, Register's Office for Davidson County, Tennessee. By Executor's Quitclaim Deed dated March 7, 2008, recorded on March 11, 2008 of record in Instrument No. 20080311-0024274, said Register's Office. Katrin T. Bean, Executor of the Estate of Calvert Bean conveyed subject property to Katrin T. Bean, Successor Trustee of The Calvert Bean Living Trust, dated October 27, 2003. Subject property was further conveyed to Katrin T. Bean, Trustee of the Calvert Bean Tennessee Bypass Trust UTA dated October 27, 2003 by Quitclaim Deed of record in Instrument No. 20080317-0026425, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, pages 751, 752 and 753, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 5120, page 199, Book 5120, page 918, corrected in Book 5182, page 767, Book 5178, page 138, Book 5182, page 769, Book 5380, page 357, Book 6274, page 148, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 533 Harpeth Trace Drive, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of May, 2017.

Katrin T. Bean TTE

Katrin T. Bean, Trustee of The Calvert Bean
Tennessee Bypass Trust UTA dated October 27, 2003

State of Tennessee

County of Davidson

On this 30th day of May, 2017, before me the undersigned authority, personally appeared Katrin T. Bean, Trustee of The Calvert Bean Tennessee Bypass Trust UTA dated October 27, 2003, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $485,000.00.

Affiant

Sworn and subscribed before me this 30th day of May, 2017.

Notary

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017