PREPARED BY (AND RETURN TO):

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170047419 DEEDWARR
Recvd: 06/05/17 11:25 2 pgs
Fees:13.00 Taxes:6697.00
20170605-0055794

W & I Ref: (DM) Title No.: 58877
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William A. McGugin Nancy Rankin Williams McGugin 204 Sunnyside Drive Nashville, TN 37205	new owner

TAX MAP PARCEL NUMBERS: 11607011500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,810,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lockhart Henry, Trustee of the Lockhart Henry Living Trust, established by the Revocable Trust Agreement of Lockhart Henry, dated March 15, 2007,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William A. McGugin and Nancy Rankin Williams McGugin, husband and wife,** 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. 5 on the Plan of Massey-Clements Subdivision of record in Book 4175, page 146, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Lockhart Henry, Trustee of teh Lockhart Henry Living Trust established by the Revoacble Trust Agreement of Lockhart Henry dated March 15, 2007 by Warranty Deed from Lockhart Henry, dated April 2, 2007 and recorded on April 9, 2007 of record in Instrument No. 20070409-0041333, Register's Office for Davidson County, Tennessee.

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 4175, page 146, said Register's Office, which Plan shows a 100, foot minimum building setback line from Sunnyside Drive, and a 20 foot easement for public utility and drainage purposes along the rear line(s) of said lot and a 5 foot easement for public utility purposes along the northerly side line. And an area designated as approved disposal field area.

This is improved property, known as 204 Sunnyside Drive, Nashville, TN 37205

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 25th day of May, 2017.

Lockhart Henry, Trustee of the Lockhart Henry Living Trust

Lockhart Henry, Trustee of the Lockhart Henry Living Trust

State of Tennessee

County of Davidson

On this 25th day of May, 2017, before me the undersigned authority, personally appeared Lockhart Henry, Trustee of the Lockhart Henry Living Trust, 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 the 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: $1,810,000.00.

Affiant

Sworn and subscribed before me this 25th day of May, 2017.

Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018