# WARRANTY DEED

File #17193

BILL GARRETT, Davidson County
Trans:T20170052353 DEEDWARR
Recvd: 06/19/17 15:21 2 pgs
Fees:13.00 Taxes:1443.00
20170619-0061525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 12-19-20

(AFFIX SEAL)

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

**THIS INSTRUMENT WAS PREPARED BY**
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Zachary McLaughlin | New owner | -161-05-0-020.00 |
| (NAME) | (NAME) | |
| 5405 Wakefield Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37220 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Russell Willis, Trustee of The Hubert Coleman Robbins and Ernestine T. Robbins Joint Revocable Living Trust dated 3-17-95,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zachary McLaughlin and Tracey McLaughlin, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 71 on the Plan of Hillview Estates of record in Plat Book 3600, Page 89, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 71 fronts 143.0 feet on the Westerly side of Wakefield Drive and extends back 125.59 feet on the Northerly line and 213.41 feet on the Southerly line to a dead line in the rear which is a broken line, measuring a total of 177.41 feet thereon.

Being the same property conveyed to Hubert Coleman Robbins and wife, Ernestine T. Robbins, Trustees U/A/D Mar 17 1995 by Quitclaim deed from Hubert Coleman Robbins and wife, Ernestine T. Robbins, individually of record in Book 9673, page 923, Register's Office for Davidson County, Tennessee, dated Mar 17, 1995 and recorded on May 17, 1995. Russell Willis having assumed the duties of Trustee of the above described Trust pursuant to the trust document.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 5405 Wakefield Drive, Nashville, TN 37220

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 16th day of June, 2017.

**The Hubert Coleman Robbins and Ernestine T. Robbins Joint Revocable Living Trust dated 3-17-95.**

BY: Russell Willis Trustee
**Russell Willis , Trustee**

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Russell Willis** , with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Hubert Coleman Robbins and Ernestine T. Robbins Joint Revocable Living Trust dated 3-17-95**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 16th day of June, 2017

My Commission Expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027