BILL GARRETT, Davidson County
Trans:T20170055243 DEEDWARR
Recvd: 06/28/17 11:01 2 pgs
Fees:13.00 Taxes:673.40
20170628-0064965

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

Subscribed and sworn to before me, this 27TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/03/19

(AFFIX SEAL) MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2017

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wall Family Revocable Living Trust Agreement	Wall Family Revocable Living Trust (NAME)	
405 Two Mile Pike, Suite E (ADDRESS)	405 Two Mile Pike, Suite E (ADDRESS)	033-11-0-003-00
Goodlettsville, TN. 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Regina Hyde, Trustee of the Irrevocable Trust Agreement of Alice Anderson,dated March 17,2017., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Wall Family Revocable Living Trust Agreement, hereinafter called the Grantees, their heirs and assigns, that 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. 3 ON THE PLAN OF BLAIR MANOR OF RECORD IN PLAT BOOK 3300, PAGE 32, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NO. 3 FRONTS A TOTAL OF 320.63 FEET ON THE WESTERLY MARGIN OF NORTHBROOK ROAD AND EXTENDS BACK 300.98 FEET ON THE NORTHERLY LINE AND 242.11 FEET ON THE SOUTHERLY LINE TO A CONVERGING POINT IN THE REAR, SAID LOT BEING TRIANGULAR IN SHAPE.

BEING THE SAME PROPERTY CONVEYED TO REGINA HYDE, TRUSTEE OF THE IRREVOCABLE TRUST AGREEMENT OF ALICE ANDERSON DATED MARCH 17, 2017 BY QUITCLAIM DEED FROM ALICE ANDERSON, WIDOW OF RECORD IN INSTRUMENT NUMBER 20170320-0027096, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 101 Northbrook Road , Goodlettsville, TN 37072-2917
(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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 27th day of June, 2017.

Regina Hyde, Trustee of the Ir Alice Anderson
Irrevocable Trust Agreement

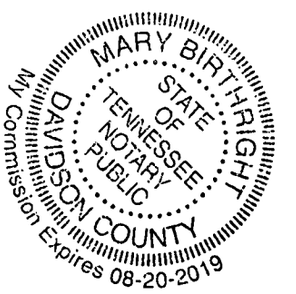
BY: Regina Hyde, Trustee
Trustee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Regina Hyde, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Trustee of the Irrevocable Trust Agreement of Alice Anderson Trust, and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 27th day of June, 2017.

Mary Birthright
Notary Public



My Commission Expires:

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072