39-B

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 618,000.00. Megan Winnerspon Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF JULY 2017 Notary Public MY COMMISSION EXPIRES: 11-3-20 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20170059977 DEEDWARR
Recvd: 07/13/17 13:21 2 pgs
Fees: 13.00 Taxes: 2286.60
20170713-0070578

DAVIDSON COUNTY, TN KENNETH BALLEW STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Therese Frey Call	Regions Bank	MAP 130-08-0E
102 Wellington Park Court	2050 Parkway Office Cr.	PARCEL 011.00-CO
Nashville, TN 37215	Birmingham AL 35244	
(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, **Albert P. Isenhour, Thomas Keyser Isenhour, Ashley Isenhour Edwards, Co-Trustees of the Anne B. Isenhour Exempt Family Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard J. Call and Therese Frey Call, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 11 on the Plan of "Revised" Residential Planned Unit Development, Wellington Park of record in Plat Book 6200, Page 409, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anne B. Isenhour by Warranty deed from Freda Acuff, unmarried of record in Instrument No. 20051214-0149947 Register's Office for Davidson County, Tennessee, dated December 6, 2005 and recorded on December 14, 2005.

The said Anne B. Isenhour died on January 13, 2014, her estate having been probated of record in Docket No. 14P-89, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Albert P. Isenhour, Thomas Keyser Isenhour and Ashley Isenhour Edwards, Co-Trustees, and their successors in trust, of The Anne B. Isenhour Exempt Family Trust by Co-Executor's deed from Thomas Isenhour and Ashley Isenhour Edwards, Co-Executors of Anne B. Isenhour, deceased of record in Instrument No. 20150121-0005969 Register's Office for Davidson County, Tennessee, dated January 16, 2015 and recorded on January 21, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **102 Wellington Park Court, Nashville, TN 37215.**

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 our hand(s) this the 12th day of July, 2017.

Anne B. Isenhour Exempt Family Trust

A P Isenhour Co-Trustee

Albert P. Isenhour, Co-Trustee

Thomas Keyser Isenhour Co-Trustee by Ashley Isenhour Edwards as Attorney in Fact — Ashley Isenhour Edwards, Co-Trustee

Thomas Keyser Isenhour, Co-Trustee, by Ashley Isenhour Edwards, Attorney in Fact — Ashley Isenhour Edwards, Co-Trustee

BY: Ashley Isenhour Edwards, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Albert P. Isenhour,** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Co-Trustee** of the **Anne B. Isenhour Exempt Family Trust** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Albert P. Isenhour** as such **Co-Trustee**.

Witness my hand and seal this the 12th day of July, 2017

My Commission expires March 3, 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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 **Ashley Isenhour Edwards**, with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Co-Trustee** of the **Anne B. Isenhour Exempt Family Trust** the within named bargainor and Trust and that she as such **Co-Trustee** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said **Ashley Isenhour Edwards** as such **Co-Trustee**.

Witness my hand and official seal this the 12th day of July, 2017.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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 **Ashley Isenhour Edwards** with whom I am personally acquainted with or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument on behalf of **Thomas Keyser Isenhour, Co-Trustee** of the **Anne B. Isenhour Exempt Family Trust** as his attorney in fact as the free act and deed of the within named **Thomas Keyser Isenhour, Co-Trustee**.

Witness my hand and official seal this the 12th day of July, 2017.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE