File Box 8

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P17-8541-PILK	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 870,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF July 2017 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170060919 DEEDWARR
Recvd: 07/17/17 14:27 2 pgs
Fees:13.00 Taxes:3219.00
20170717-0071753

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Betts	SUNTRUST MORTGAGE	MAP
5820 Chase View Rd.	1001 SEMMES AVE. RVW 5024	PARCEL 156-13-0-017.00
Nashville, TN 37221	RICHMOND, VA. 23224	
(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, WE, **Donna Sedlak Hummell, as Trustee of the Donna Sedlak Hummell Revocable Trust u/a dated June 13, 2014**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth Betts**

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. 7 on the Plan of Revision Three, Final Plat for Chase Creek of record in Plat Book 25, Page 60, Register's Office for Williamson County, Tennessee, and in Plat Book 9700, Page 524, as revised Plat in Instrument No. 20050725-0086191, 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 Noel Tulipan and wife, Donna Hummell by Warranty deed from Larry B. Smith and wife, Karyn B. Smith of record in Instrument No. 20141204-0111150 Register's Office for Davidson County, Tennessee, dated December 02, 2014 and recorded on December 04, 2014. (Value of consideration shown in aforementioned deed $735,000.00.)

Being the same property conveyed to Donna Sedlak Hummell, as Trustee of the Donna Sedlak Hummell Revocable Trust u/a dated June 13, 2014 by Warranty deed from Noel Tulipan and Donna Hummell of record in Instrument No. 20150911-0092374 Register's Office for Davidson County, Tennessee, dated August 29, 2015 and recorded on September 11, 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 **5820 Chase View Rd., 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 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 the 13th day of July, 2017.

the Donna Sedlak Hummell Revocable Trust

Donna Sedlak Hummell, Trustee
Donna Sedlak Hummell, Trustee

Donna Sedlak Hummell
Donna Sedlak Hummell, Individually

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Donna Sedlak Hummell** with whom I am personally acquainted and who upon his oath acknowledged herseself to be the **Trustee** of the **the Donna Sedlak Hummell Revocable Trust** the within named bargainor, and Trust, and that she 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 **Donna Sedlak Hummell** as such **Trustee**.

Witness my hand and seal this the 13th day of July, 2017.

My Commission expires 11/3/20

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donna Sedlak Hummell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 13th day of July, 2017.

My Commission expires 11/3/20

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public