This instrument prepared by:
Brad J. Beavers
Beavers & Cline
P.O. Box 924
Forrest City, AR 72336-0924

and

Rebecca Adelman
Hagwood Adelman Tipton, PC
647 South Main Street
Memphis, TN 38103

BILL GARRETT, Davidson County
Trans:T20170061699 DEEDWARR
Recvd: 07/19/17 11:14 3 pgs
Fees:18.00 Taxes:569.68
20170719-0072736

WARRANTY DEED

This instrument made and entered into on this the 14 day of June, 2017, by and between **Vernon B. Lockhart, as Trustee, of the Vernon B. Lockhart Revocable Trust u/t/d 12/11/98,** hereinafter referred to as Grantor, and **James B. Lockhart and Christine Kelly Lockhart, husband and wife,** hereinafter referred to as Grantees.

WITNESSETH:

That for and in consideration of the sum of $1.00 cash in hand paid, the receipt of which is hereby acknowledged, the Grantor sells and conveys unto the Grantees, all its right, title, interest and claim in and to the following described real estate, lying in Davidson County, Tennessee:

> Being Lot No. 38 on the plan of Section Two, of the Mosswood Heights Subdivision, of record in book 4175, Page 155, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to the Grantor herein by Quitclaim Deed of record at Instrument No. 20170621-0062451, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the same unto the said Grantees and unto the heirs and assigns of said Grantees forever, with all appurtenances thereunto belonging.

And Grantor hereby covenants with the said Grantees that Grantor will forever warrant and defend the title to the said lands against all claims whatsoever.

WITNESS the signature of the Grantor the day and year first above written.

Vernon B. Lockhart Revocable Trust u/t/d 12/11/98

By: _____
Vernon B. Lockhart, Trustee

STATE OF ARKANSAS
COUNTY OF LEE

Personally appeared before me, the undersigned, a Notary Public, Vernon B. Lockhart, Trustee of the Vernon B. Lockhart Revocable Trust u/t/d 12/11/98, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Vernon B. Lockhart Revocable Trust u/t/d/ 12/11/98, and is authorized by said Trust to execute this instrument on behalf of the said Vernon B. Lockhart Revocable Trust u/t/d 12/11/98.

WITNESS my hand, at office, this 14th day of June, 2017.

_____
Notary Public

My Commission Expires:

PEGGY McCLURG
NOTARY PUBLIC LEE COUNTY, AR
My Commission Expires July 20, 2019
Commission #12372066

***

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 153,966.81.

_____
VERNON B. LOCKHART

Subscribed and sworn to before me this 14th day of June, 2017.

_____
Notary Public

My Commission Expires:

PEGGY McCLURG
NOTARY PUBLIC LEE COUNTY, AR
My Commission Expires July 20, 2019
Commission #12372066

Tax Parcel Number:
091-05-0-245.00

Tax Notices to:
James B. and Christine Kelly Lockhart
6104 Nashua Avenue
Nashville, TN 37209

Property Address:
6104 Nashua Avenue
Nashville, TN 37209

Return To:
Beavers & Cline
P.O. Box 924
Forrest City, AR 72336-0924

Name and Address of Property Owner:
James B. and Christine Kelly Lockhart
6104 Nashua Avenue
Nashville, TN 37209

THIS INSTRUMENT IS BEING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.