Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $225,500.00

Affiant

Subscribed and sworn to before me, this ____ day of July, 2017.

Notary Public
My commission expires: 12-4-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
James N. Woods	BancorpSouth	155-16-0-015.00-CO
5047 Chaffin Drive	2778 W. Jackson St., Building "C", 2nd Floor	
Nashville, TN 37221	Tupelo, MS 38801	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lara D'Ambrosio Successor Trustee of the Michael J. Annis Revocable Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **James N. Woods, a married man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Section One, Pasquo Park of record in Plat Book 3600, Page 53, 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 Michael J. Annis, Trustee of the Michael J. Annis Revocable Trust U/A dated May 4, 2016 by Quitclaim deed from Michael J. Annis, unmarried of record in Instrument No. 20160502-0055796 Register's Office for Davidson County, Tennessee, dated May 04, 2016 and recorded on June 02, 2016.

Michael J. Annis having since died on October 18, 2016 leaving Lara D'Ambrosio as Successor Trustee of the Michael J. Annis Revocable Trust

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **5047 Chaffin Drive, Nashville, TN 37221.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 3600, Page 53; (2) Restrictions of record in Book 3769, Page 294, corrected in Book 3870, page 11, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; All of record in the in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170063670 DEEDWARR
Recvd: 07/25/17 12:44 2 pgs
Fees:13.00 Taxes:834.35
20170725-0075126

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 20 day of July, 2017.

Michael J. Annis Revocable Trust

By: Lara D'Ambrosio, TTEE
Lara D'Ambrosio
Its: Successor Trustee

STATE OF New York

COUNTY OF Monroe

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Lara D'Ambrosio, Successor Trustee of the Michael J. Annis Revocable Trust,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Trust** as such **Successor Trustee**.

Witness my hand and official seal at Brentwood, Tennessee, this the 20 day of July, 2017.

Megan S. Wasik
Notary Public

My Commission expires: 9/17/2020

FILE NO: 2017065309

MEGAN S WASIK
State of New York - Notary Public
Commission No. 01WA6268627
Qualified in Monroe County
My Commission Expires 9/17/2020