WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170068392 DEEDWARR
Recvd: 08/08/17 11:04 2 pgs
Fees:13.00 Taxes:616.67
20170808-0081057

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,666.66

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAM McBROOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 8, 2018

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Advanced Equity, LLC, a Arizona Limited Liability Company	Advanced Equity, LLC, a Arizona Limited Liability Company	09016033500
(NAME)	(NAME)	
3370 North Hayden Road, #123-524	3370 North Hayden Road, #123-524	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85251-6627	Scottsdale, AZ 85251-6627	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald K. McPherson and/or Eunice Ann McPherson, Trustees of The Ronald and Ann McPherson Living Trust, established by The Revocable Trust Agreement of Ronald K. McPherson and Eunice Ann McPherson dated February 7, 2017,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Advanced Equity, LLC, a Arizona Limited Liability Company,** 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:

Being Lot No.2-A on the Re-Subdivision of Lot # 2 of the Re-Subdivision of Lot 112, Plan of Westboro Subdivision, Section 2 (Plat Book 5190, Page 304) of record in Plat Book 6200, Page 543, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Ronald K. McPherson and wife, Ann McPherson by deed dated April 10, 1984 by deed from James R. Bellar and wife, Joanne Bellar of record in Book 6268, Page 187, Register's Office for Davidson County, Tennessee. Ronald K. McPherson thereafter conveyed his interest to Eunice Ann McPherson by deed dated April 8, 2008 of record in Instrument No. 20080609-0058773, Register's Office for Davidson County, Tennessee, thereafter Eunice Ann McPherson conveyed her interest to Eunice Ann McPherson and Ronald K. McPherson, Trustees of The Eunice Ann McPherson Living Trust established by The Revocable Trust Agreement of Eunice Ann McPherson, dated April 8, 2008 by deed dated April 8, 2008 of record in Instrument No. 20080626-0065622, Register's Office for Davidson County, Tennessee and thereafter conveyed to Ronald K. McPherson and/or Eunice Ann McPherson, Trustees of The Ronald and Ann McPherson Living Trust, established by The Revocable Trust Agreement of Ronald K. McPherson and Eunice Ann McPherson dated February 7, 2017 of record in Instrument No. 20170213-0015045, Register's Office for Davidson County, Tennessee.

This is improved ☐, unimproved ☐ property, known as 6302 Thunderbird Drive, Nashville, TN 37209
(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.

Witness my/our hands this 28th day of July, 2017.

Ronald K. McPherson and/or Eunice Ann McPherson, Trustees of The Ronald and Ann McPherson Living Trust, established by The Revocable Trust Agreement of Ronald K. McPherson and Eunice Ann McPherson dated February 7, 2017.

By: Ronald K. McPherson Trustee
Ronald K. McPherson, Trustee

By: Eunice Ann McPherson - Trustee
Eunice Ann McPherson, Trustee

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Ronald K. McPherson and Eunice Ann McPherson** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be **Trustees** of **The Ronald and Ann McPherson Living Trust, established by The Revocable Trust Agreement of Ronald K. McPherson and Eunice Ann McPherson dated February 7, 2017** and that they as such **Trustees** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by **themselves** as **Trustees.**

WITNESS my hand and seal this 28th day of July, 2017.

Notary Public/I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 17-Advanced

