RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179310

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170071935 DEEDWARR
Recvd: 08/18/17 12:18 3 pgs
Fees:18.00 Taxes:1036.00
20170818-0085107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2017.

NOTARY PUBLIC

My commission expires: 1-8-19

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Trimble and Margaret D. Trimble 705 William Howard Pl. Nashville TN 37209	~~Same address as new owner~~ MIG 8320 E. Walker Springs Lane 200 Knoxville, TN 37923	090 12 0B 022.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Thousand and 00/100 Dollars ($280,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARSHALL TED PHELPS, A SINGLE MAN, AS TO A 99% UNDIVIDED INTEREST, AND LINDA LEE WEBSTER, MARRIED, AS TO A 1% UNDIVIDED INTEREST, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **NATHAN TRIMBLE AND MARGARET D. TRIMBLE, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Hodges Estates, a Planned Unit Development, as of record in Book 11700, page 33, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Marshall Ted Phelps, a single man, as to a 99% undivided interest, and Linda Lee Webster, married, as to a 1% undivided interest, as joints tenants with rights of survivorship, by Quitclaim Deed from Marshall Ted Phelps, a single man, dated 4/8/2014, recorded 4/9/2014, of record in Instrument #20140409-0029515, in the Register's Office for Davidson County, Tennessee. Previously conveyed to Marshall Ted Phelps, a single man by deed dated 8/8/2001 of record in Instrument #20010816-0088626, said Register's Office.

The said Linda Lee Webster did not occupy the property as her primary marital residence.

The address of the herein described property is believed to be 705 William Howard Place, Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 4th day of August, 2017.

Marshall Ted Phelps

MARSHALL TED PHELPS

Linda Lee Webster by Marshall Ted Phelps Her Attorney-In-Fact

LINDA LEE WEBSTER BY MARSHALL TED PHELPS, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Marshall Ted Phelps, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 4th day of August, 2017.

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

Notary Public

Benton Smith

Printed Notary Name

My commission expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 4th day of August, 2017 before me, appeared Marshall Ted Phelps, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Linda Lee Webster and that said instrument was signed on behalf of the said Linda Lee Webster.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19