Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1695

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,200.00

Affiant

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of September, 2017

Notary Public
Commission Expires: 5-6-19

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 7642 Old Charlotte Trust 7642 Old Charlotte Pike Nashville, TN 37209	The 7642 Old Charlotte Trust P.O. Box 160772 Nashville, TN 37216	114-00-0-006.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Wesley Traylor, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Josh Terry, Trustee of The 7642 Old Charlotte Trust

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a point in the center of the Charlotte Turnpike, said point common to the Southeast corner of the Wilson Fisk Property; runs thence with the centerline of said Pike; North 71 degrees 35' East 112 feet to a stake in the center of the Charlotte Turnpike; thence North 14 degrees 00' West 210 feet to a stake in the line of E. B. Fisk's Home Place; thence South 71 degrees 35' West 112 feet to a point common to the upper Southwest corner of said Home Place, a point in the East boundary line of the Wilson Fisk Property; thence South 14 degrees 00' East 210 feet and parallel with the East boundary of this tract, to the point of beginning.

Being the same property conveyed to Wesley Traylor by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, of record in Instrument No. 20130426-0041574, Register's Office for Davidson County, Tennessee, dated April 24, 2013 and recorded on April 26, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7642 Old Charlotte Pike, Nashville, TN 37209.

Bill Garrett Davidson County
DEEDWARR
Batch# 1308 2 pgs
09/15/2017 12:56:05 PM
Fees: $13.00 Taxes: $603.84

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of September, 2017.

Wesley Traylor

Wesley Traylor
By: Carmen Traylor, Attorney-in-Fact
Carmen Traylor, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **Carmen Traylor,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Wesley Traylor,** and acknowledged that she executed the same as the free act and deed of the said **Wesley Traylor,** pursuant to the Specific Power of Attorney recorded in Instrument No. 20170915-0094591, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 12th day of September, 2017.

NOTARY PUBLIC

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5-26-19

(Notary Seal)