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

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR
VALUE, WHICHEVER IS GREATER,
FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of September, 2017

Notary Public
Commission Expires: 5-6-19

Address of New Owner	Send Tax Bills To:	Map & Parcel
The Central Valley Trust 1001 Central Valley Court Nashville, TN 37076	The Central Valley Trust PO Box 160772 Nashville, TN 37216	087-13-0-080.00

Bill Garrett Davidson County
Batch# 2186 DEEDWARR
09/19/2017 10:44:00 AM 2 pgs
Fees: $13.00 Taxes: $425.50
20170919-0095750

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,

Richard Scott Hessey, married

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

The Central Valley 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:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Valley Grove, Section 4 of record in Plat Book 5800, Page 174, 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 Richard B. Hessey, unmarried by Warranty Deed from Linda McKenzie and husband, Timothy M. Smithson of record in Instrument No. 20001114-0112865, Register's Office for Davidson County, Tennessee, dated November 10, 2000 and recorded on November 14, 2000. Richard B. Hessey died September 19, 2012. Pursuant to the Last Will and Testament of the said Richard Burnette Hessey, of record in Instrument No. 20130826-0089896, in the Register's Office for Davidson County, Tennessee, and Probate No. 12P-1608, in the Probate Court for Davidson County, Tennessee at Nashville, subject property was devised to Richard Scott Hessey.

Richard B. Hessey and Richard Burnette Hessey is one and the same person.

The subject property has never been the primary residence of the herein name grantors.

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: 1001 Central Valley Court, Nashville, TN 37076.

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 15th day of September, 2017.

Richard Scott Hessey

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard Scott Hessey** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of September, 2017.

Notary Public
My Commission Expires: 5-12-19

(Notary Seal)