30115-8

Box 14

Bill Garrett Davidson County
Batch# 8219 DEEDWARR
10/04/2017 10:20:04 AM 4 pgs
Fees: $23.00 Taxes: $1,683.50

20171004-0101727

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $455,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of October, 2017. Notary Public My commission expires: 5-8-18 (AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: Roland L. Kimberlin Janetta Kay Kimberlin	Send Tax Bills To: New Owner(s)	Map-Parcel Numbers Map 116-03-0-M Parcel 507.00
4120 Ridgefield Drive # 507		
Nashville, Tennessee 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William J. Cahill, III, Trustee of the Cahill Revocable Living Trust dated December 19, 2011

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roland L. Kimberlin and Janetta Kay Kimberlin, husband and wife

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 condominium apartment in Davidson County, Tennessee, being Unit No. 507, Plan of Belle Meade Court Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated and as established by Master Deed and By-Laws of record as Instrument No. 20081223-0122172, amended in Instrument No. 20101207-0097450, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Meade Court Condominium as shown on Exhibit "D" to the Master Deed, of record as aforementioned, said Register's Office for a more complete description.

Being all of the same property conveyed to William J. Cahill, III and Carol A. Cahill, Trustees of The Cahill Revocable Living Trust U/A/D December 19, 2011 by Deed dated October 2, 2015 from Julian B. Baker, III of record in Instrument No. 20151007-0102237 and further conveyed to William J. Cahill, III and wife, Carol A. Cahill, as tenants by the entirety by Quitclaim Deed dated December 8, 2015 from William J. Cahill, III and Carol A. Cahill, as Co-Trustees of the Cahill Revocable Living Trust dated December 19, 2011, of record in Instrument No. 20151221-0128048, and further conveyed to William J. Cahill, III and Carol A. Cahill, Trustees of the Cahill Revocable Living Trust, dated December 19, 2011, by Deed dated December 8, 2015 from William J. Cahill, III and wife, Carol A. Cahill, as tenants by the entirety of record in Instrument No. 20160201-0009127, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel is subject to the following: (1) The Plan of record as set out on Exhibit "D" to the Master Deed as shown in Instrument No. 20081223-0122172, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4298, Page 497, Register's Office for Davidson County, Tennessee. (3) Subject to all matters shown on the Plan of record in Instrument No. 20081112-0111752, said Register's Office. (4) Stormwater Detention Agreement of record in Instrument No. 20070208-0016683, said Register's Office. (5) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20070306-0027614, said Register's Office. (6) Declaration of Right of Way Easement Agreement with Covenants and Restrictions of record as Instrument No. 20070404-0040334, said Register's Office. (7) Master Deed and By Laws of Belle Meade Court Condominiums, of record in Instrument No. 20081223-0122172, and as amended in Instrument No. 20101207-0097450, said Register's Office. (8) Charter of Belle Meade Court Condominium Association, Inc., of record in Instrument No. 20081217-0120665, said Register's Office. (9) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **4120 Ridgefield Drive # 507, Nashville, Tennessee 37205**

See attached as Exhibit A the Certification of Trust for The Cahill Revocable Living Trust U/A/D December 19, 2011

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 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 hand(s) this ~~28th~~ 27th day of **September, 2017.**

The Cahill Revocable Living Trust dated December 19, 2011

BY: _____
William J. Cahill, III, Trustee

STATE OF Tennessee)
COUNTY OF Shelby)

Personally appeared before me, a Notary Public of said County and State, **William J. Cahill, III, Trustee of the Cahill Revocable Living Trust dated December and 19, 2011,** the within named seller, 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 official seal at Memphis (city), TN (state), this ~~28th~~ 27th day of **September, 2017.**

_____
Notary Public

My Commission Expires: 8-22-2020

AUDRA COOPER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMM. EXP. 08-22-2020

EXHIBIT A

CERTIFICATION OF TRUST
FOR
THE CAHILL REVOCABLE LIVING TRUST
U/A/D DECEMBER 19, 2011

STATE OF TENNESSEE)

COUNTY OF SHELBY)

The undersigned William J. Cahill, III, being first duly sworn, deposes and says the he is at least 18 years of age and is a currently acting trustee of The Cahill Revocable Living Trust dated December 19, 2011, and further states as follows:

1. The Cahill Revocable Living Trust is a valid, existing trust, having been established under agreement dated December 19, 2011.

   (a.) The grantors or creators of the trust William J. Cahill III and Carol A. Cahill.

   (b.) The currently acting trustees are William J. Cahill III and Carol A. Cahill.

2. The administrative and/or managerial powers of the trustee are :

   Exercise, without prior approval from any court, all the powers conferred by the trust agreement and any powers conferred by law, including, without limitation, those powers set forth in the laws of the State of Florida. The Trustee is authorized to employ attorneys, accountants, registered investment advisors, specialists and such other agents as the Trustee shall deep necessary of desirable. The Trustee shall have the authority to appoint an investment manager or managers to manage all or any part of the assets of the trust, and to delegate investment discretions to said manager or managers.

3. The trust is revocable.

4. The following trustees have the authority to sign documents and instruments without consent of the other Trustee:
   William J. Cahill III and/or Carol A Cahill.

5. The social security number/employer identification number assigned to the trust is N/A.

6. Trust property should be titled as follows: William J. Cahill, III and Carol A. Cahill, Trustees of the Cahill Revocable Living Trust under agreement dated December 19, 2011.

To the best of the undersigned's knowledge, the trust has not been revoked, modified, or amended in any manner that would cause the representations and statements contained herein to be incorrect.

This 27 day of September, 2017.

William J. Cahill, III

Trustee

Sworn to and subscribed to before me
this 27 day of September, 2017.

Notary Public

AUDRA COOPER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMM. EXP. 08-22-2020