Bill Garrett Davidson County
Batch# 12764 DEEDWARR
10/12/2017 10:51:00 AM 2 pgs
Fees: $13.00 Taxes: $528.36
20171012-0104619

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is g
this transfer is $142,800.00

Affiant

Subscribed and sworn to before me, this 10th day of October, 2017

Notary Public
My commission expires: 12-4-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
The 3652 Donna Kay Trust 3652 Donna Kay Drive Nashville, TN 37211	New Owner	134-09-0-100.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul W. Idom and Donna F. Idom,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Triston Jacobs Trustee of The 3652 Donna Kay Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 53, on the Plan of Phase One, Woodland Hills, of record in Plat Book 6900, pages 666-669, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Paul W. Idom and wife, Donna F. Idom by Warranty Deed from Brett M. McGuire and wife, Lori L. McGuire dated November 28, 2000 of record as Instrument No. 20001129-0117164, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brett M. McGuire and wife, Lori L. McGuire by Warranty Deed from Fox Ridge Homes, Inc., dated August 31, 1993 of record in Book 9073, page 284, Register's Office for Davidson County, Tennessee.

Being also known as 3652 Donna Kay Drive, Nashville, Tennessee 37211.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 3652 Donna Kay Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 10th day of October, 2017.

Paul W. Idom

Donna F. Idom

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Paul W. Idom and Donna F. Idom,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 10th day of October, 2017.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2017095543

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD