THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

JAMES A. WACHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 35655 DEEDWARR
12/11/2017 10:08:13 AM 2 pgs
Fees: $13.00 Taxes: $1,749.73

20171211-0125793

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elease S. Williams, Trustee	Owner	MAP 128-10-0-A
413 W F Rust Court		PARCEL 059.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Kelly D. Lomax and wife, Melinda A. Lomax**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elease S. Williams, Trustee of The Williams Family Revocable Living Trust under Agreement dated August 17, 2011**

HEREINAFTER CALLED THE GRANTEE, and GRANTEE'S HEIRS, SUCCESSORS 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. 44 on the Plan of Section 2 Pine Forest Subdivision of record in Plat Book 11700, Page (s) 3 through 6, inclusive, 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 Kelly D. Lomax and wife, Melinda A. Lomax by Warranty deed from Relocation Dynamics, Inc of record in Instrument No. 20041108-0134267 Register's Office for Davidson County, Tennessee, dated November 03, 2004 and recorded on November 08, 2004.

THIS CONVEYANCE IS SUBJECT TO: (1) Property Taxes for the 2018 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 11700, Pages 3, 4, 5 & 6; (3) Subject to all matters shown on the Boundary Plat of record in Plat Book 9700, Page 476; (4) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11072, Page 248, supplemented in Book 11515, Page 987; (5) Charter of Pine Forest Homeowner's Association of record in Book 11092, Page 155; (6) Quitclaim Deed for common areas to Pine Forest Homeowner's Association of record in Book 11318, Page 919 and Instrument No. 20030114-0005647; (7) Drainage Easement of record in Book 3316, Page 483; (8) Subject to rights of others in and to the common areas and/or elements; (9) All applicable governmental and zoning regulations.

This is IMPROVED property known as **413 W F Rust Court, Nashville, TN 37221.**

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, and Grantee's heirs, successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, and Grantee's heirs, successors 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 our hands this the 30th day of November, 2017.

Melinda A. Lomax by Janice Evers, Attorney-in-fact
Melinda A. Lomax by Janice Evers, Attorney-in-Fact

Kelly D. Lomax by Janice Evers, Attorney-in-fact
Kelly D. Lomax by Janice Evers, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Janice Evers** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Kelly D. Lomax and Melinda A. Lomax**, as their Attorney in Fact, as the free act and deed of the within named **Kelly D. Lomax and Melinda A. Lomax**.

Witness my hand and official seal this the 30th day of November, 2017.

My Commission expires 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
TN