Bill Garrett Davidson County
Batch# 37028 DEEDWARR
12/14/2017 11:02:10 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20171214-0127529

This instrument prepared by:

J. Allen Reynolds III
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219

TENNESSEE WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Renette I. Corenswet 411 Wilsonia Avenue Nashville, TN 37205	Renette I. Corenswet 411 Wilsonia Avenue Nashville, TN 37205	Map 103-13 Parcel 38

This instrument prepared from information furnished by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

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FOR AND IN CONSIDERATION of the amount of One and No/100 Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ellen B. Corenswet and Eva J. Pulley, as Trustees of The 2004 Corenswet Family Trust dated December 30, 2004,** herein collectively called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Renette I. Corenswet**, herein called the Grantee, her 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. 11, on the Plan of Hillwood Estates, Section II, of record in Book 1835, Page 80, Register's Office for said County.

Said Lot No. 11 fronts 198.62 feet on the south side of Wilsonia Avenue and runs back 496.6 feet on the west line and 432 feet on the east line to a dead line in the rear on which it measures 167.2 feet.

Said property is conveyed subject to the following:

1. Real property taxes for 2017.
2. Such matters as would be reflected on an accurate survey of this property.

Being the same property conveyed unto Abe Corenswet and wife, Renette I. Corenswet, by warranty deed of James H. Brewer and wife, Elizabeth P. Brewer, dated September 23, 1959, recorded in Deed Book 2962, Page 29, Register's Office of Davidson County, Tennessee; said Abe Corenswet having since died; and subsequently conveyed unto Ellen B. Corenswet and Robert E. Corenswet, as Trustees of The 2004 Corenswet Family Trust dated December 30, 2004 by warranty deed of Renette I. Corenswet, dated December 30, 2004, recorded as Instrument No. 20041230-0154823, said Register's Office, and by warranty deed of Renette I. Corenswet, dated June 30, 2005, recorded as Instrument No. 20050706-0077669, said Register's Office; said Robert E. Corenswet having since died and Eva J. Pulley having been appointed as a Successor Trustee of said Trust.

This is improved property known as 411 Wilsonia Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever, and Grantors do covenant with Grantee that they, as such Trustees, 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 Grantors do further covenant and bind themselves as such Trustees, their successors, assigns, to warrant and forever defend the title to the said land to Grantee, her 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.

EXECUTED ON THIS THE 13th DAY OF DECEMBER, 2017.

THE 2004 CORENSWET FAMILY TRUST

By: _____
Ellen B. Corenswet,
Trustee

STATE OF TN)
)
COUNTY OF Williamson)

Personally appeared before me, Kathleen W. Ward, a Notary Public in and for said State and County, **Ellen B. Corenswet**, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Trustee of The 2004 Corenswet Family Trust and is authorized by The 2004 Corenswet Family Trust to execute this instrument on behalf of it.

Witness my hand, at office this 13 day of December, 2017.

_____
Notary Public

My Commission Expires: 10/23/2021

KATHLEEN W. WARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 23, 2021

THE 2004 CORENSWET FAMILY TRUST

By: Eva J. Pulley, Trustee
Eva J. Pulley,
Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kathleen W. Ward, a Notary Public in and for said State and County, **Eva J. Pulley**, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Trustee of The 2004 Corenswet Family Trust and is authorized by The 2004 Corenswet Family Trust to execute this instrument on behalf of it.

Witness my hand, at office this 13 day of December, 2017.

Kathleen W. Ward
Notary Public

My Commission Expires: 10/23/2021

KATHLEEN W. WARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: OCTOBER 23, 2021

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $800,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Eva J. Pulley
Affiant

Subscribed and sworn to before me this the 13 day of December, 2017.

Kathleen W. Ward
Notary Public

My Commission Expires: 10/23/2021

KATHLEEN W. WARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: OCTOBER 23, 2021

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