THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 171214387

Bill Garrett Davidson County
Batch# 41882 **DEEDWARR**
12/27/2017 03:40:25 PM 2 pgs
Fees: $13.00 Taxes: $2,456.80
20171227-0131536

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $664,000.00

BLL TRUSTEE
Affiant

Subscribed and sworn to before me, this22nd day of December, 2017.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian Waller, Trustee 408 POWDER MILL RD Nashville TN 37205-3226	New Owner	Tax Parcel ID No. 115-08-0-076.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lilian W. Hudson, Trustee of the Douglas M. Wright, Jr. Revocable Trust, dated November 1, 1993** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Waller, Trustee of the Waller Revocable Living Trust, dated June, 18,** 2013 ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of George N. Welch, Jr.'s Subdivision of West Meade Village Tract, Section "B", as of record in Book 1835, Page 75, Register's Office for said County.

Said Lot No. 13 fronts 175 feet on the Northerly side of Powder Mill Road and runs back 374.7 feet on the Easterly line and 373.7 feet on the Westerly line, to a dead line, which is a broken line, measuring 201 feet thereon.

Being the same property conveyed by Executor's Quitclaim Deed from Lilian W. Hudson, Executor of the Estate of Douglas M. Wright, Jr. to Lilian W. Hudson, Trustee of the Douglas M. Wright, Jr. Revocable Trust, as recorded on the 11th day of December, 2017 in Instrument No. 20171211-0126314; Probate Docket #17P1827 and Warranty Deed from The Washington Realty Company to Douglas Massey Wright, Jr. and wife Florence Stevenson Wright, as recorded on the 8th day of November, 1954 in Deed Book 2304, Page 395, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGE N. WELCH, JR.'S SUBDIVISION OF WEST MEADE VILLAGE TRACT, SECTION "B", as recorded in Plat Book 1835, Page(s) 75.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2304, Page 395.

Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances as set forth in instrument recorded in Book 6249, Page 260.

This is improved property located at 408 POWDER MILL RD Nashville TN 37205-3226

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of December, 2017.

The Douglas M. Wright Jr. Revocable Trust, dated November 1, 1993

By: Lilian W Hudson Trustee
Lilian W. Hudson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lilian W. Hudson, 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 Douglas M. Wright, Jr. Revocable Trust, dated November 1, 1993, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 22nd day of December, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018