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 greater, for this transfer is $86,000.00

Affiant

Subscribed and sworn to before me, this 14th day of February, 2018.

Notary Public
My commission expires: 12-1-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
The 403 Brookview Estates Trust Po Box 160772 Nashville, TN 37216	SAME	162-10-0-206.00

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, **Mary B. Herndon,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Triston Jacobs Trustee of The 403 Brookview Estates 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:

Land in Davidson County, Tennessee, Being Lot No. 8A, Zone Lot Division of Lots Nos. 8 and 9, A Resubdivision of Lots 5 thru 9, Bell Heights of record in Plat Book 6250, page 345, which amends the plat of record in Plat Book 5210, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Mary B. Herndon by Special Warranty Deed from Beneficial Tennessee, Inc. dated May 27, 2003 of record in Instrument No. 20030602-0074654, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Beneficial Tennessee, Inc. by Substitute Trustee's Deed from Richard J. Myers as Substitute Trustee of record as Instrument No. 20030109-0004260, Register's Office for Davidson County, Tennessee.

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 403 Brook View Estates Drive, Antioch, TN 37013

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.

Bill Garrett Davidson County
Batch# 60258 DEEDWARR
02/20/2018 10:54:13 AM 2 pgs
Fees: $13.00 Taxes: $318.20

20180220-0015839

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 14th day of February, 2018.

Mary B. Herndon

Mary B. Herndon

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 **Mary B. Herndon,** 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 14th day of February, 2018.

Notary Public

My Commission expires: 1·24·21

FILE NO: 2017095542

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD