Bill Garrett Davidson County
Batch# 72470 DEEDTRS
03/23/2018 07:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180323-0027319

OWNER/RESPONSIBLE TAXPAYER:
First Tennessee Bank, Trustee of
the Beazley Children's Trust
800 S. Gay St., 5th Floor
Knoxville, TN 37929
Map/Parcel 042-00-OB-024.00C0

THIS INSTRUMENT PREPARED BY:
Croley, Davidson & Huie, PLLC
800 S. Gay Street, Suite 1700
Knoxville, Tennessee 37929
File No. 180541/glo

TRUSTEE'S DEED

THIS INDENTURE made effective as of the 21st day of March, 2018, between

FIRST TENNESSEE BANK AS TRUSTEE OF THE BEAZLEY FAMILY TRUST FOR BENEFIT OF LINDA ANDERSON, First Party,

and

FIRST TENNESSEE BANK NATIONAL ASSOCIATION, TRUSTEE OF THE BEAZLEY CHILDREN'S TRUST FOR THE BENEFIT OF LINDA ANDERSON, Second Party.

WITNESSETH

THAT the said First Party for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration to it in hand paid by the said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed, and does by these presents grant, bargain, sell and convey unto said Second Party the real property described as follows:

A certain condominium located in Davidson County, Tennessee, being Apartment Unit No. 300 (erroneously referred to as Unit 166 in Instrument 20151006-0101933), of Heritage Village Condominiums created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4758, page 179, and amended in Book 4808, page 829, Book 5102, page 383 and Book 6380, page 989, and further supplemented and amended by instrument of record in Book 6484, page 287, by Fifth Amendment in Book 9654, page 906, and by Sixth Amendment in Instrument 20040804-0093767, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominium set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such Unit.

BEING the same property conveyed to First Tennessee Bank as Trustee for the Beazley Family Trust for benefit of Linda Anderson, by Warranty Deed from Equity Trust Company FBO Michael Luning IRA, dated September 2015, recorded

as Instrument 20151006-0101933, in the Register's Office for Davidson County, Tennessee.

See Scrivener's Affidavit correcting the unit number to Unit 300, recorded November 4, 2015 as Instrument No. 20151104-0112467, in the Register's Office for Davidson County, Tennessee.

This is improved property which bars the address of 300 Plymouth Rock Court, Madison, TN 37115.

THIS CONVEYANCE is made subject to any and all applicable restrictions, agreements, easements and building setback lines as are shown in the records of the Davidson County Register's Office, and further to any matter and/or condition which would be disclosed by a current, accurate survey or inspection of the property herein described.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims of every nature therein.

TO HAVE AND TO HOLD the same unto the Second Party, its successors and assigns, together with all of the rights and interest thereunto belonging, in fee simple.

The First Party covenants that it is lawfully seized in fee simple of the premises; that it has a good and lawful right to sell and convey the same; and that said property is free and clear and unencumbered, with the exception of the **2018** taxes, any and all applicable restrictions, easements and building setback lines as are shown in the records of the Davidson County Register's Office.

The First Party further covenants that it will warrant and defend the title to said premises unto the Second Party, its successors and assigns, against the lawful claims of all parties claiming by, through, or under the First Party, but no further or otherwise.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officer as of the day and year first above written.

First Tennessee Bank, Trustee
of the Beazley Family Trust

By: _____

Title: Senior Vice President

T:jhunt/War Deed/180541.FTB, Trustee

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Tessi Maguire,, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the Senior Vice-President of FIRST TENNESSEE BANK, TRUSTEE OF THE BEAZLEY FAMILY TRUST., the within named bargainor, a banking association, and that s(he) as such Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the banking association by him/herself as such Officer.

Witness my hand and official seal at office this 21st day of March, 2018.

My Commission Expires:
10-8-2019

Notary Public

NANCY C TAYLOR STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $-0-.

Affiant Tessi L. McGuire, SVP

Subscribed and sworn to before me this 21st day of March, 2018.

My Commission Expires:
10-8-2019

Notary Public

NANCY C TAYLOR STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

CERTIFICATE OF AUTHENTICITY

I, Linda Gayle Dillard, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Linda Gayle Dillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne E. Neeley, a notary public for this county and state, **Linda Gayle Dillard**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

LYNNE E. NEELEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 7/8/2019