Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

B-FC-18-712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Betsy Lee, Trustee of the 712 Powers Avenue Trust dated March 12th, 2018	New Owner	
(NAME) PO Box 340020	Bill Garrett Davidson County Batch# 73411 **DEEDWARR** 03/26/2018 12:18:06 PM 2 pgs Fees: $13.00 Taxes: $1,115.55 20180326-0028156	**83-7-142.00**
(ADDRESS) Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHRYN CAROLINE TROXLER, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BETSY LEE, TRUSTEE OF THE 712 POWERS AVENUE TRUST DATED MARCH 12TH, 2018,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 8, Block B, Map of Tillman Subdivision, Part 1, according to survey and plat of same appearing of record in Plat Book 1130, Page 29, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kathryn Caroline Troxler, an unmarried woman, by Warranty Deed from Larry Post and wife, Brenda R. Post, recorded July 11, 2016 in Instrument No. 20160711-0070457, Register's Office for Davidson

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 29, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2018, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **712 Powers Avenue, Nashville, Tennessee 37206**.

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; and we do covenant with the said GRANTEE(S) 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(S), their heirs 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 my/our hand(s) this the 22nd DAY OF MARCH, 2018.

Kathryn Caroline Troxler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHRYN CAROLINE TROXLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of March, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GIBBONS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212