Bill Garrett Davidson County
Batch# 73571 DEEDWARR
03/27/2018 08:46:30 AM 2 pgs
Fees: $13.00 Taxes: $499.50
20180327-0028384

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$135,000.00.**

Affiant

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

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Country Club Investors, LLC	SAME	052-02-0-104.00
2142 S Berry's Chapel Rd.		
Franklin, TN 37069		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Trustee, Inc., as Trustee for Opal Jones Estate Planning Land Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Country Club Investors, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 30 and the easterly 6 feet of Lot No. 29, on the Revised Map of Rainbow Terrace, Block C, of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said lot and part of lot adjoin and front together 56 feet o nthe southerly side of Carmel Avenue and run back between parallel lines 145 feet to a line at the rear, measuring 56 feet thereon.

Being the same property conveyed to Trustee, Inc., as Trustee for Opal Jones Estate Planning Land Trust by deed from Opal Jones, unmarried, on January 12, 2018, of record in Instrument Number 20180118-0005256, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1130, page 85, Register's Office Davidson County, Tennessee.

This is improved property known as: **720 Carmel Avenue, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 21, 2018.

The Opal Jones Estate Planning Land Trust

By: Trustee, Inc., Trustee .

By Margaret Rivas, authorized agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21st day of March, 2017, before me, appeared Margaret Rivas, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the authorized agent of Trustee, Inc. as Trustee and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Kirk Whitworth acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

exp: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.