WARRANTY DEED

Bill Garrett Davidson County
Batch# 77235 **DEEDWARR**
04/09/2018 09:48:57 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20180409-0033043

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Craig Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2018

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
South Oak Title Nashville, LLC, 5115 Maryland Way, Suite 120, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert G. Angus and Zelda Rudin-Angus Revocable Trust (NAME)	Robert G. Angus and Zelda Rudin-Angus Revocable Trust (NAME)	173-09-0-A-530.00C0
3525 Wood Valley Road (ADDRESS)	3525 Wood Valley Road (ADDRESS)	
Sonoma, CA 95476 (CITY) (STATE) (ZIP)	Sonoma, CA 95476 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lori Ann Mauney, a single person,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert G. Angus and Zelda Rudin-Angus, Trustees of The Robert G. Angus and Zelda Rudin-Angus Revocable Living Trust U/A/D April 19, 2011,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 431 on the plan of Lenox Village Phase 1 of record in Instrument No. 20051028-0130418 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lori Ann Mauney by Warranty Deed dated 04/21/2016 from Edward P. Navales, married, of record in Official Records Instrument No. 20160426-0040274, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictions and rights of way of record.

unimproved ☐

This is improved ☑ property, known as 9034 Ridgen Mill Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my/our hands this 5th day of April, 2018.

Lori Ann Mauney

Lori Ann Mauney

State of Tennessee
County of Williamson

Personally appeared before me Lori Ann Mauney, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of April, 2018.

Notary Public: Kelly Greene Elrod
My Commission Expires: August 16, 2020

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020

File No.: 18-6433