RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

Bill Garrett Davidson County
Batch# 81887 DEEDWARR
04/17/2018 12:34:46 PM 2 pgs
Fees: $13.00 Taxes: $518.00
20180417-0036128

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Ct. Ste. 202
Hendersonville, TN 37075
18-0378HV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
13th day of April, 2018

Notary Public
Commission Expires: 11/20/18

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chad A. Lautt PO Box 23096 Nashville, TN 37202	New Owner	050-14-0-188.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Myra Denice Tatum- Hall

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chad A. Lautt, as Trustee of the Tip Top Trust dated October 11, 2007

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:

LAND in Davidson County, Tennessee, being Lot No. 304 on the Plan of Parkwood Estates, Section II, as of record in Book 3300, Page 5, Register's Office for Davidson County, Tennessee.

SAID Lot No. 304 fronts 80 feet on the northerly side of Wilmoth Road and runs back 128 feet on the easterly line and 98.8 feet on the westerly line to a dead line in the rear, which is a broken line, measuring 107.2 feet thereon.

BEING the same property conveyed to Myra Denice Tatum-Hall by Quitclaim Deed from Lloyd Douglas Hall (pursuant to terms of Final Decree of Divorce filed 4/3/98 in Docket No. 97D-3573 in the Fourth Circuit Court for Davidson County, Tennessee), said Quitclaim Deed being dated 3/25/98 and recorded 4/3/98 in Book 10870, Page 533; and the same property previously conveyed to Lloyd D. Hall and wife, Myra T. Hall by Warranty Deed from Julius Hornbuckle and wife, Marva Hornbuckle, dated 3/19/92 and recorded 3/24/92 in Book 8581, Page 629, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3110 Wilmoth Road, Nashville, TN 37207.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of April, 2018.

Myra Denice Tatum-Hall

Myra Denice Tatum- Hall

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Myra Denice Tatum- Hall** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Brenda Huntsman

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

BRENDA HUNTSMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY