Bill Garrett Davidson County
Batch# 85648 DEEDQC
04/27/2018 10:41:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180427-0039805

THIS INSTRUMENT PREPARED BY AND RETURN TO:
DEANIE L. GREGORY
ATTORNEY-AT-LAW
200 Madison Street
Madison, TN 37115

TRUSTEE'S DEED

I, **Stephen Thomas Compton**, as **Successor Trustee** of the **Claude and Louise C. Compton Revocable Trust**, and any amendments thereto, GRANTOR, in consideration of One Dollar ($1.00) and other good and valuable considerations, received from **Stephen Thomas Compton, GRANTEE,** do hereby convey to **Stephen Thomas Compton, Individually, GRANTEE,** all my right, title and interest in and to the following real estate:

LAND IN DAVIDSON COUNTY, TENNESSEE, more particularly described as follows:

A certain tract or parcel of land located in the 9th Councilmanic District of Metropolitan Nashville and Davidson County, State of Tennessee, shown on Map No. 74, as part of Parcel No. 37 and being Tract No. 3 on the Tract Boundary Survey for Sarah Myers Conner Estate, Neely's Bend Road, dated 08/01/2011, prepared by Tommy E. Walker, R.L.S. TN, Lic. No. 1465, P O Box 495, Ridgetop, TN 37152 and being more particularly described as follows, to-wit:

BEGINNING at a point (LP. [N]); on the easterly margin of Neely's Bend Road, Madison, Tennessee, and being the northwesterly corner of Tract No. 4; thence along the easterly margin of Neely's Bend Road North 08 degrees 07 minutes 49 seconds West, 81.36 feet to a point (LP [N]); thence, leaving Neely's Bend Road and along a common boundary with Tracts Nos. 2C, 2A and 2B, North 68 degrees 39 minutes 21 seconds East, 472.5 feet to a point (LP. [0]); thence continuing along the common boundary line with Tract No. 2A North 70 degrees 11 minutes 09 seconds East, 375.88 feet to a point (LP. [0]); thence along a common boundary line with Tract 2B, North 64 degrees 07 minutes 30 seconds East, 281.84 feet to a point (LP [N]); thence South 06 degrees 40 minutes 32 seconds East 14e.50 (sic) feet to a point (LP. [N]); thence along the common boundary with Tract No. 4 South 71 degrees 05 minutes 54 seconds East, 1,112.03 feet to the point of beginning on the easterly margin of Neely's Bend Road and containing 2.619 acres, more or less.

Being a part of the same property conveyed to Harvey T. Conner and wife, Sarah Myers Conner by deed of record in Book 1194, Page 447, Register's Office for Davidson County, Tennessee. The said Harvey T. Conner, aka Harvey Thomas Conner predeceased Sarah Myers Conner. The said Sarah Myers Conner died testate on 9/16/2010, and by her Last Will and Testament and Codicils thereto, Probate Case No. 10P-1781, subject property was devised to Louise Conner Compton. Said Last Will and Testament also declared real property to be a part of decedent's probate estate and treated as forming part of her personal estate for administration purposes. Said Will named Harvey Thomas Conner, Jr., the Executor of said Estate. Pursuant to said Will of Sarah Myers Conner, the said Harvey Thomas Conner, Jr. conveyed subject property to Louise Conner Compton, by Personal Representative's Deed recorded as Instrument No. 20111229-0101728, said Register's Office. The said Louise Conner Compton aka Sarah Louise Compton having since died testate on June 22, 2015. Per the Last Will and Testament of Louise Conner Compton, her residuary estate (which included real estate) was devised to the Trustee of The Claude and Louise C. Compton Revocable Trust. By the terms of said Trust Agreement established on March 13, 1996, Claude and Louise D. Compton were named as Trustees, with Stephen Thomas Compton appointed as Successor Trustee. Stephen Thomas Compton in the capacity of Personal Representative, but not Successor Trustee, conveyed subject property to himself, individually on October 27, 2015 by Personal Representative Deed of record as Instrument No. 20151029-0110308, said Register's Office. Both Claude Compton and Louise C. Compton, named as the initial Trustees under said Trust Agreement, being deceased, Stephen Thomas Compton, was appointed Successor Trustee.

ABOVE PROPERTY DESCRIPTION WAS TAKEN FROM ABOVE REFERENCED PERSONAL REPRESENTATIVE'S DEED.

THIS IS IMPOVED PROPERTY KNOWN AS: 1961 Neely's Bend Road, Madison, TN 37115

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2018 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF RECORD, IF ANY.

GRANTOR covenants with GRANTEES that GRANTOR:

1. is lawfully seized of hereinabove described real estate and that it is free from encumbrances.
2. has legal power and lawful authority to convey the same.
3. warrants and will defend title to hereinabove described real estate against any acts of GRANTOR, but no further or otherwise.

WITNESS MY HAND THIS 4TH DAY OF APRIL, 2018.

The Claude and Louise C. Compton Revocable Trust

By: _____

Stephen Thomas Compton, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Stephen Thomas Compton, as Successor Trustee of the Claude and Louise C. Compton Revocable Trust, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office at Madison, Tennessee this the 4th day of April, 2018.

My commission expires: 11/5/2019

_____
Notary Public

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this conveyance, or value, whichever is greater is $ -0-.

_____
Affiant

Sworn to and subscribed before me
This the 4th day of April, 2018.

_____
Notary Public

My commission expires: ~~7/5/2021~~ 11-5-19

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Name and Address of New Owner:
Stephen Thomas Compton
101 McBratney Dr.
Hendersonville, TN 37075

Send Tax Bills To:
Same as New Owner

Map & Parcel Number
07400009100