Bill Garrett Davidson County
Batch# 87188 DEEDQC
05/01/2018 02:31:11 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180501-0041231

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is zero ($0.00) dollars.

Kathryn A Townsend
Affiant

Subscribed and sworn to before me on this 18th day of April, 2018.

John B. Burns
Notary Public
My Commission Expires: May 22, 2019

JOHN B. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: MAY 22, 2019

This Instrument Prepared By And Return To:

John B. Burns
Attorney at Law
219 Third Avenue North
Franklin, Tennessee 37064

New Owner Address	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Debora Townsend 11 Music Square East, Apt. 606 Nashville, TN 37203	NEW OWNER	Map 93-13-A, Parcel 308 CO

CO-TRUSTEE'S DEED

KNOW ALL PERSONS BY THESE PRESENTS that we, **Kathryn Anne Townsend and Debora Lynn Townsend, Co-Trustees for Credit Shelter Trust established under the Last Will and Testament of William Alvin Townsend, dated August 4, 1999, admitted to Probate on March 28, 2017, in the Chancery Court for Williamson County, Tennessee, Case No. P9045**, for good and valuable consideration, and in order to facilitate the distribution of real property for the Estate of William Alvin Townsend, the Last Will and Testament of William Alvin Townsend, dated August 4, 1999, having been duly admitted to probate on March 28, 2017, in the Chancery Court for Williamson County, Tennessee, Case No. P9045, hereby convey, remise, release and forever quitclaim unto the **Deborah Lynn Townsend** her successors and assigns, all right, title and interest in and to the following real described real estate located in Davidson County, Tennessee, and described as follows:

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Said property is conveyed subject to such other instruments, matters, limitations, restrictions and encumbrances as may affect the premises.
This Instrument was prepared based solely on the representations of the parties hereto and without the benefit of a title search.

DATED this 18th day of April, 2018.

Kathryn Anne Townsend, Co-Trustee

Debora Lynn Townsend, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathryn Anne Townsend, Co-Trustee of the Credit Shelter Trust established under the Last Will and Testament of William Alvin Townsend, with whom I am personally acquainted, or whose identity was proven to me based on satisfactory evidence, and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 18th day of April, 2018.

JOHN B. BURNS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMMISSION EXPIRES: MAY 22, 2019

My Commission Expires: [illegible]

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Debora Lynn Townsend, Co-Trustee of the Credit Shelter Trust established under the Last Will and Testament of William Alvin Townsend, with whom I am personally acquainted, or whose identity was proven to me based on satisfactory evidence, and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 18th day of April, 2018.

My Commission Expires: 6.22.2019

Notary Public

JANE A. SWARTZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 308 of Spence Manor Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Spence Manor Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete and accurate description thereof.

Being the same property conveyed to William A. Townsend by Warranty Deed from SMH, Inc., a Tennessee corporation, of record in Book 11443, page 17, Register's Office for Davidson County, Tennessee.

Being improved property located at 11 Music Square East, Unit 308, Nashville, Tennessee 37203.

William Townsend, William A. Townsend, and William Alvin Townsend is one and the same person. William Alvin Townsend died Testate on January 12, 2017. The Last Will and Testament of William Alvin Thompson was admitted to probate in the Chancery Court for Williamson County, Tennessee on March 28, 2017, Case No. P9045.

Being the same property conveyed to Kathryn Anne Townsend and Debora Lynn Townsend, Co-Trustees for Credit Shelter Trust established under the Last Will and Testament of William Alvin Townsend, dated August 4, 1999, admitted to Probate on March 28, 2017, in the Chancery Court for Williamson County, Tennessee, Case No. P9045, of record in Instrument No. 20170620-0062069, Register's Office for Davidson County, Tennessee.