WARRANTY DEED

Bill Garrett Davidson County
Batch# 87567 DEEDWARR
05/02/2018 02:57:37 PM 2 pgs
Fees: $13.00 Taxes: $1,235.38

20180502-0041890

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$333,886.00**

Affiant

Subscribed and sworn to before me, this the 27th day of April, 2018.

Notary Public

My commission expires: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ryne Norman **Emery Norman, husband and wife**	new owner	**061-14-0-136.00**
3807 Baxter Avenue		
Nashville, TN 37216		

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

Family Trust Services, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryne Norman and Emery Norman, husband and wife

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. 38 on the Plan of The Subdivision of Maplewood Home Tract, of record in Plat Book 421, Page 174, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Family Trust Services, LLC by Deed dated October 17, 2017, from Susan Hawks Heskett and Irving Franklin Heskett, wife and husband of record in Instrument No. 20171017-0106130, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 421, Page 174, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictive Covenants for detached structure of record in Instrument No. 20130805-0081466, Register's Office for Davidson County, Tennessee.**

3) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable**

This is improved property, known as **3807 Baxter Avenue, Nashville, TN 37216**

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 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

Return to:
Ruby Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-VB03-18-3807

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.

Witness my/our hand(s) this **27th** day of **April, 2018.**

Family Trust Services, LLC, a Tennessee limited liability company

BY: _____
Scott Stephens, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Scott Stephens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Sole Member** of **Family Trust Services, LLC**, within named bargainor, **a Tennessee limited liability company**, and that he as such **Sole Member**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Tennessee limited liability company** by himself as such **Sole Member.**

Witness my hand and official seal at Nashville, Tennessee, this **27th April, 2018.**

_____
Notary Public

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/8/21