Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Bill Garrett
Batch# 89177
05/07/2018 11:28:03 AM
Fees: $13.00 Taxes: $1,072.63

Davidson County
DEEDWARR
2 pgs

20180507-0043392

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

18-0163

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $289,900.00.

Affiant

Subscribed and sworn to before me this 4th day of May, 2018.

Notary Public
My Commission Expires: 1-8-019

Address of New Owner:	Send Tax Bills to:	Tax Information:
Amy Sickman	Franklin Synergy Bank	
3472 Harborwood Circle	722 Columbia Avenue	108-12-0B-039.00-CO
Nashville, TN 37214	Franklin, TN 37064	

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, we

Joan M. Julius Trustee of The John and Joan Julius Living Trust U/A/D November 18, 2015,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Amy Sickman and William Parsley, both unmarried, as joint tenants with right of survivorship,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 177 on the Plan of Phase 1-A, Section Two, Harborview of record in Plat Book 6900, Page (s) 756 through 758, inclusive, amended in Book 9096, Page 764, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John S. Julius and Joan M. Julius Trustee(s) respectively, and his/her/their successor in a Revocable Living Trust for the benefit of John S. Julius and Joan M. Julius, under the terms of The John and Joan Julius Living Trust dated 11/18/15 by Quitclaim deed from John S. Julius and wife, Joan M. Julius of record in Instrument No. 20151207-0122756 Register's Office for Davidson County, Tennessee, dated November 18, 2015 and recorded on December 07, 2015. Also being the same property conveyed to John S. Julius and wife, Joan M. Julius from Benita Jean Bobbitt, unmarried, by deed of record as Instrument No. 20060918-0115269 on September 18, 2006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3472 Harborwood Circle, Nashville, TN 37214.**

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.

Witness our hands this 4th day of May, 2018.

The John and Joan Julius Living Trust U/A/D November 18, 2015

By: _____
Joan M. Julius
Its: Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joan M. Julius, Trustee of the John and Joan Julius Living Trust U/A/D November 18, 2015, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of May, 2018.

_____
D. Shayne Adair, Notary Public

My Commission Expires: 6/24/2018