PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 91360 DEEDWARR
05/14/2018 09:28:22 AM 2 pgs
Fees: $13.00 Taxes: $924.63
20180514-0045669

W & I Ref: (RF) Title No.: 59642
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Deborah M. Massarella 8294 Collins Road Nashville, TN 37221	Deborah M. Massarella 16902 Septo St. North Hills, CA 91343

TAX MAP PARCEL NUMBERS: 15500014000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$249,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James D. Forbess, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Deborah M. Massarella, Trustee of The Deborah M. Massarella Living Trust Under Revocable Living Trust Agreement Dated December 13, 2006,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being described according to a survey by Hickerson & Smith Engineering Company, dated April 26, 1965, as follows:

Beginning at a point in the northerly margin of Collins Road 375 feet west of the southeast corner of the property conveyed to Dorothy Ann Davis Randolph by deed from the Third National Bank in Nashville, Trustee, of record in Book 3618, page 141, Register's Office for Davidson County, Tennessee; thence with said margin of said road North 86 degrees 41' West 150.0 feet to a point; thence North 3 degrees 19' East 1,855 feet, more or less, to a point in the south line of the Claxton property; thence South 88 degrees 30' East 150.0 feet to a point which is 498.4 feet west of the northeast corner of the property conveyed to Dorothy Ann Davis Randolph (supra); thence South 3 degrees 19' West 1,855 feet, more or less, to the point of beginning, containing 6.4 acres, more or less.

Being the same property conveyed to James D. Forbess by Warranty Deed from Lorell E. Moore, unmarried, dated May 4, 1989 and recorded on May 5, 1989 of record in Book 7834, page 621, Register's Office for Davidson County, Tennessee.

Carolette D. Forbess, spouse of James D. Forbess, joins in this conveyance solely to convey any and all marital interest she may have in the above-described property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Taxes for 2018, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 15500014000.

This is unimproved property, known as 8294 Collins Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of May, 2018.

James D. Forbess **Carolette D. Forbess**

State of Tennessee

County of Davidson

On this 11th day of May, 2018, before me the undersigned authority, personally appeared James D. Forbess and Carolette D. Forbess, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $249,900.00.

Affiant

Sworn and subscribed before me this 11th day of May, 2018.

My Commission Expires: TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

Notary