THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180315241

Bill Garrett Davidson County
Batch# 95010 **DEEDWARR**
05/21/2018 02:40:57 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20180521-0048579

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $550,000.00.

Jordan N. Myers
Affiant

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

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

Dana Delworth
Notary Public
My Commission Expires: 07/06/20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kathleen M. Flaherty 10 Redbud Drive Nashville TN 37215	NEW OWNER	Tax Parcel ID No. 131-01-0B-130.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Margaret Napier Morford, Trustee of the Elizabeth Robinson Lacock Revocable Trust, dated April 18, 1999** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathleen M. Flaherty , an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 10, Redbud, as shown on plat of record in Plat Book 4675, Page 137, amended in Book 4910, Page 872, Book 4937, Page 346, Book 4953, Page 846 and Book 5003, Page 925, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Elizabeth Robinson Lacock, Trustee of the Elizabeth Robinson Lacock Revocable Trust dated April 8, 1999 by Quitclaim deed from Elizabeth R. Lacock, unmarried of record in Instrument No. 20130129-0009324 Register's Office for Davidson County, Tennessee, dated NA and recorded on January 29, 2013.

Elizabeth Robinson Lacock having since died. Margaret Napier Morford will serve as Successor Trustee as stated in the Third Amended and Restated Elizabeth Robinson Lacock Revocable Trust.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4675, Page 137, as amended in 4910, Page 872, Book 4937, Page 346, Book 4953, Page 846 and Book 5003, Page 925, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4845, Page 935 and Instrument No. 20160218-0015563, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or

national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of record in Book 4852, Page 607, in the Register's Office for Davidson County, Tennessee.

Deed Conveying Common Areas of record in Book 4861, Page 613, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5043, Page 160, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 10 Redbud Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of May, 2018.

Margaret Napier Morford, Trustee of the Elizabeth Robinson Lacock Revocable Trust, dated April 18, 1999

BY: _____, Trustee
Margaret Napier Morford, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Margaret Napier Morford as Trustee of the Elizabeth Robinson Lacock Revocable Trust, dated April 18, 1999,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she executed the same as her free act and deed.

WITNESS my hand, at office, this 18th day of May, 2018.

_____
Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021