Book #14
G# 30676-3

Bill Garrett Davidson County
Batch# 95328 DEEDWARR
05/22/2018 09:04:40 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20180522-0048780

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me, this 18TH DAY OF MAY, 2018

Notary Public

MY COMMISSION EXPIRES: 11/8/21

(AFFIX SEAL)

THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Family Trust Services, LLC, a Tennessee limited liability company	"New Owner" (NAME)	
829 Gale Lane (ADDRESS)	(ADDRESS)	034-14-0-060.00
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Estate of Alice M. Graham, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Family Trust Services, LLC, a Tennessee limited liability company, hereinafter called the Grantees, their heirs and assigns, that 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. 45, ON THE PLAN OF STANLEY HEIGHTS, AS OF RECORD IN BOOK 3300, PAGE 74, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NO. 45 FRONTS 60 FEET ON THE EASTERLY SIDE OF BAIN DRIVE AND EXTENDS BACK 120 FEET ON THE NORTHERLY LINE AND 120 FEET ON THE SOUTHERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH MEASURES 73.8 FEET.

BEING THE SAME PROPERTY CONVEYED TO JAMES A. GRAHAM AND WIFE, ALICE M. GRAHAM BY WARRANTY DEED FROM JAMES D. MCKNIGHT AND WIFE, BRENDA MCKNIGHT, OF RECORD AT BOOK 4753, PAGE 703, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID JAMES A. GRAHAM DIED ON NOVEMBER 18, 2009, SURVIVED BY HIS WIFE, ALICE M. GRAHAM. ALICE M. GRAHAM DIED TESTATE ON FEBRUARY 26, 2016. HER WILL WAS ADMITTED TO PROBATE BY ORDER OF THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE ENTERED APRIL 12, 2017 IN THE CASE OF ALICE M. GRAHAM, DECEASED, NO. 17P-481, AND JESSICA A. TRUONG WAS APPOINTED ADMINISTRATOR CTA. BY FURTHER ORDER AS SIMULTANEOUSLY RECORDED HEREWITH IN BY INSTRUMENT NO. 20180522-0048779. ENTERED BY SAID COURT ON APRIL 20, 2018, THE WITHIN PROPERTY WAS DIVESTED FROM THE HEIRS OF ALICE M. GRAHAM AND VESTED IN THE ESTATE OF ALICE M. GRAHAM, AND JESSICA A. TRUONG, AS ADMINISTRATOR CTA, WAS ORDERED TO EXECUTE THE WITHIN DEED OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 1416 Bain Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 18th day of May, 2018.

WARRANTY DEED
(Continued)

Estate of Alice M. Graham

BY: Jessica Truong, Administrator CTA
Jessica Truong, Administrator CTA

STATE OF ALABAMA
COUNTY OF LIMESTONE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessica Truong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Administrator CTA of the Estate of Alice M. Graham, Deceased, and in her capacity as such Administrator CTA, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 18th day of May, 2018.

Brittany Strickland
Notary Public Brittany Strickland

My Commission Expires: 05/11/2020

BRITTANY STRICKLAND NOTARY PUBLIC ALABAMA STATE AT LARGE

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072