WARRANTY DEED

Bill Garrett Davidson County
Batch# 101123 DEEDWARR
06/06/2018 02:34:27 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20180606-0054378

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

R-BR-18-104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ilana Simons	Ilana Simons	
(NAME) **104 Academy Square**	(NAME) **1054 Amoroso Place**	**093-11-0A-104.00-CO**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) **Venice, CA 90291**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL G. MCGEE AND DEBORAH T. MCGEE, CO-TRUSTEES OF THE DANIEL & DEBORAH MCGEE LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF DANIEL G. MCGEE AND DEBORAH T. MCGEE DATED MARCH 21, 2017, WITH FULL POWER TO SELL, LEASE, GRANT, CONVEY AND ENCUMBER WITHOUT JOINDER OF ANY BENEFICIARY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ILANA SIMONS, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 104 on the Plan of Revised Academy Square of record in Plat Book 5200, Page 614, 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 Daniel G. McGee and/or Deborah T. McGee, Trustees of The Daniel & Deborah McGee Living Trust, established by the Revocable Trust Agreement of Daniel G. McGee and Deborah T. McGee dated March 21, 2017 by Quitclaim deed from Daniels G. McGee and wife, Deborah T. McGee of record in Instrument No. 20170323-0028741 Register's Office for Davidson County, Tennessee, dated March 21, 2017 and recorded on March 23, 2017.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 5200, Page 614, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6117, Page 681, Book 6117, Page 700, Book 6222, Page 873, Book 9520, Page 748 and amended in Instrument No. 20101216-0100149 and By-Laws 20090324-0026484, Instrument No. 20100315-0019427, Instrument No.20090409-0032557, Instrument No. 20101216-0100149, Instrument No. 20070601-0065419, Instrument No. 20080130-0009636 and Instrument No. 20101216-0100150, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 6125, Page 384, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **104 Academy Square, Nashville, Tennessee 37210**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 1st DAY OF JUNE, 2018.

The Daniel & Deborah McGee Living Trust, established by the Revocable Trust Agreement of Daniel G. McGee and Deborah T. McGee dated March 21, 2017

BY: _____
Daniel G. McGee
Trustee

BY: _____
Deborah T. McGee
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL G. MCGEE, TRUSTEE of THE DANIEL & DEBORAH MCGEE LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF DANIEL G. MCGEE AND DEBORAH T. MCGEE DATED MARCH 21, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 1st of June, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH T. MCGEE, TRUSTEE of THE DANIEL & DEBORAH MCGEE LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF DANIEL G. MCGEE AND DEBORAH T. MCGEE DATED MARCH 21, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 1st of June, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212