Bill Garrett Davidson County
Batch# 102166 DEEDWARR
06/08/2018 09:22:30 AM 4 pgs
Fees: $23.00 Taxes: $6,845.00
20180608-0055129

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,850,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF JUNE, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4606B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Michael D. Sontag, Trustee of the 5129 Annesway Drive Trust	NEW OWNER	116-02-0B-037.00-CO
5129 Annesway Dr		
Nashville, TN 37205		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

STEVEN L. DAVIS AND RICHARD NORENE AS CO-TRUSTEES OF THE STEVEN L. DAVIS TRUST

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL D. SONTAG, TRUSTEE OF THE 5129 ANNESWAY DRIVE TRUST

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being Lot No. 42 on the Plan of Hill Place of record in Plat Book 7900, Page 913, and pages 923-932 (at Page 925), as amended by Plat Amendment in Book 10058, Page 105 and by Surveyor's Certificates of Correction, of record in Book 9854, page 235, and Book 10058, page 112, all in the Register's Office for Davidson County, Tennessee, to which Plat and amendment reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven L. Davis and Richard Norene, Co-Trustees of the Steven L. Davis Trust by quitclaim deed to correct vesting from Steven L. Davis and Richard Norene, Co-Trustees of the Steven L. Davis Trust, having taken title under the name of "the Lloyd Rigler Revocable Trust dated May 2, 2002" of record in Instrument No. 20130920-0099421 Register's Office for Davidson County, Tennessee, dated 09/05/2013 and recorded on 09/20/2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 5129 Annesway Dr, Nashville, TN 37205

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 7th day of June, 2018.

Steven L. Davis Trust

BY: _____

Steven L. Davis, Trustee

By: _____ Trustee

Richard Norene, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public of said County and State, the within named STEVEN L. DAVIS, Trustee of the Steven L. Davis Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this 7th day of June, 2018.

_____

Notary Public

My Commission Expires: 10/11/21

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF CALIFORNIA

COUNTY OF _____

Personally appeared before me, the undersigned, a notary public of said County and State, the within named RICHARD NORENE, Trustee of the Steven L. Davis Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this 5th day of June, 2018.

See attached

Notary Public

My Commission Expires: June 18, 2021

File #: 18-4606B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On June 5, 2018 before me, Ana Catalan-Catalan,

Notary Public, personally appeared Richard A Norene, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~/are~~ subscribed to the within instrument and acknowledged to me that he~~/she/they~~ executed the same in his~~/her/their~~ authorized capacity~~(ies)~~, and that by his~~/her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ANA CATALAN-CATALAN
COMM. # 2201811
NOTARY PUBLIC, CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires June 18, 2021

Signature Ana Catalan Catalan

(seal)

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

