**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Drive. S-290
Brentwood, TN 37027
18-1193

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of June, 2018

Notary Public
Commission Expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Bill Garrett Davidson County
Batch# 103348 DEEDWARR
06/12/2018 10:58:36 AM 2 pgs
Fees: $13.00 Taxes: $688.20
20180612-0056322

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Lindsey D. Garrison<br>205 McArthur Drive<br>Madison, TN 37115 | Wells Fargo Bank, N.A. ISAOA<br>8480 Stagecoach Circle<br>Frederick, MD 21701 | 043-11-0-023.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Amanda Dean, Successor Trustee of The 205 McArthur Drive Trust**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Lindsey D. Garrison and Cody W. Clayton**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 77 on the unrecorded Plan of Anderson Estates and being a re-subdivision of Tract 1 and 13 on the Plan of Anderson Tract of record in Plat Book 1130, Page 37, Register's Office for said County, and described according to a survey made by Anderson and Gee, Surveyors, dated August 5, 1946.

Beginning at a point in the Easterly margin of McArthur Drive, which point is located 110.3 feet North of the intersection of McArthur Drive and Dupont Avenue, and being the common corner of Lot Nos. 77 and 78 of said unrecorded plan; thence Easterly and with dividing line between said Lots 136 feet to the common corner of Lots 23, 24, 77, and 76 of said unrecorded plan; thence Northerly with the dividing line between Lots Nos. 24 and 77, 65 feet to the common corner of Lots Nos. 24, 25, 76, and 77; thence Westerly with the dividing line between Lots 76 and 77, 136 feet to the Easterly margin of McArthur Drive; thence Southerly with the Easterly margin of McArthur Drive, 65 feet to the point of beginning.

Being the same property conveyed to Josh Terry, Trustee of the 205 McArthur Drive Trust by Warranty Deed from Joseph Edward Fox, unmarried of record in Instrument No. 20180424-0038579, Register's Office for Davidson County, Tennessee, dated April 18, 2018 and recorded on April 24, 2018. The said Josh Terry having resigned as Trustee and the said Amanda Dean having been appointed Successor Trustee under The 205 McArthur Drive Trust.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 205 McArthur Drive, Madison, TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of June, 2018.

Amanda Dean, Successor Trustee

State of Tennessee
County of Robertson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Amanda Dean, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Successor Trustee of The 205 McArthur Drive Trust the within named bargainor, and that she as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My commission expires: 5-5-19