Bill Garrett Davidson County
Batch# 107120 DEEDWARR
06/21/2018 10:37:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180621-0059909

Warranty Deed

Prepared By
John L. Warner III, Attorney
308 W. Church Street, Union City, TN 38261
Without Examination of Title or Current Survey

IN CONSIDERATION OF $1.00, cash in hand paid, receipt of which is hereby acknowledged, **Calvin R. Withers** hereby conveys to **Calvin Richard Withers and Shirley Tindall Withers, Co-Trustees of the the Calvin Richard Withers and Shirley Tindall Withers Co-Grantor Trust dated 12/03/15**, the following land located in Civil District 13, City of Nashville, County of Davidson, State of Tennessee:

Being Lot No. 62 on the Map of an Addition to and a Revision of certain lots in H.G. McNabb's Subdivision as of record in Book 1130, Page 79, Register's Office for said County. Said Lot fronts 75 feet on the West side of Harlin Drive and runs back between lines, 204.5 feet on the North Line, 200.2 feet on the South line to a dead line on which it measures 75.12 feet.

BEING identified for tax purposes as **Map 119, Parcel 13.00**, with an address of 3011 Harlin Dr, Nashville, TN 37211.

BEING the same property acquired by Calvin Ben Withers and wife, Mary C. Withers, by of record in Book 1517, page 483, in the Register's Office of Davidson County, Tennessee, (RODCT). Mary C. Withers conveyed her interest to Calvin Ben Withers of record in Book 10329, page 784, RODCT. Calvin Ben Withers died testate on May 6, 2001. By Affidavit of Inheritance and his will of record in Record Book 40102, page 698, RODCT, he devised his interest to the Withers Family Trust for the benefit of his wife, Mary C. Withers, for life, and upon her death to his son, Calvin Richard Withers. Mary C. Withers died on December 14, 2001, vesting title solely in Calvin Richard Withers.

The above tract is subject to the following exceptions:
Restrictions, of record in Book 1333, page 387, in the Register's Office of Davidson County, Tennessee.
Setbacks and easements, of record in Plat Book 1130, page 79, in the Register's Office of Davidson County, Tennessee.

Pursuant to TCA §66-24-121, the foregoing legal description is the same as that contained in the source of title shown above.

TO HAVE AND TO HOLD the above described real estate with all appurtenances, estate, title and interest thereunto appertaining unto Calvin Richard Withers and Shirley Tindall Withers, Co-Trustees of the the Calvin Richard Withers and Shirley Tindall Withers Co-Grantor Trust dated 12/03/15, its successors and assigns forever.

I warrant the title to the above-described property against all persons whomsoever, covenant that I am seized and possessed of the said land in fee simple, have a lawful right to convey it and that said land is unencumbered except as herein indicated.

Witness my signature on June 13th, 2018.

Calvin R. Withers

State of ~~Tennessee~~ Missouri (MAT)
County of Jackson

Before me, the undersigned Notary Public of the state and county mentioned, personally appeared Calvin R. Withers, being either personally known to me or being proved to me on the basis of satisfactory evidence to be the person indicated, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office on June 13, 2018.

MEGAN K. TORRES
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
JACKSON COUNTY
MY COMMISSION EXPIRES 4/17/2022
COMMISSION #18223566

Megan K Torres
Notary Public
My commission expires: 04/17/2022

AFFIDAVIT OF CONSIDERATION

I make oath that the actual consideration for the transfer of this real estate, or its present value (being the amount which the property transferred would command at a fair and voluntary sale), whichever is greater, is $exempt; transfer to a revocable living trust created by the grantor.

Sworn to and subscribed before me on June 13th, 2018.

MEGAN K. TORRES
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
JACKSON COUNTY
MY COMMISSION EXPIRES 4/17/2022
COMMISSION #18223566

Megan K Torres
Notary Public
My Commission Expires: 04/17/2022

The name and address of an owner of the property responsible for payment of the real property taxes is:
Calvin Richard Withers
1816 SW Longview Terrace
Lees Summit, MO 64081

After recording send the deed to:
same