Return To:

Bell & Alexander Title Services, Inc.
9110 Isabella Lane, Suite 200
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 116298 DEEDWARRSP
07/13/2018 11:54:24 AM 5 pgs
Fees: $28.00 Taxes: $1,350.50
20180713-0068169

THIS INSTRUMENT PREPARED BY:
Katlin A. Ryan, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID#:
RONALD BROWN 4001 Gallatin Pike Nashville, TN 37216	SAME	06111016100

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Jennifer Cowell
AFFIANT

SUBSCRIBED AND SWORN to before me by _____ this 28th day of June, 2018.

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Notary Public

My Commission Expires: 12/1/2020

FOR AND IN CONSIDERATION of the sum of Three Hundred Sixty-Five Thousand Dollars ($365,000.00), cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BANK OF THE OZARKS, TRUSTEE OF THE CARLETON MCMULLIN TRUST F/B/O/ JANE MCMULLIN and LUCINDA LOU WILLIAMS and CHARIS ANN BRADY, SUCCESSOR CO-TRUSTEES OF THE BETH B. MCMULLIN SHARE I TRUST, hereinafter "Grantors," have this day bargained and sold and do hereby transfer and convey to RONALD BROWN, his heirs and assigns, hereinafter "Grantee" all of Grantors' right, title and interest, in certain real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance and all covenants and warranties contained herein are made expressly subject to the permitted encumbrances listed on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever. Grantors covenant that, except as may be provided in Exhibit "A" hereto, the property is free from all encumbrances made or suffered by Grantors and Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantors further covenant and bind themselves, their successors and assigns, to warrant specially and forever defend the title to the real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons, claiming by, through and under Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantors have executed this Special Warranty Deed this 28th day of June, 2018.

BANK OF THE OZARKS, TRUSTEE OF THE CARLETON MCMULLIN TRUST F/B/O/ JANE MCMULLIN

By: _____
CHRISTOPHER PROCISE, Vice-President

STATE OF FLORIDA)
COUNTY OF Manatee)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared CHRISTOPHER PROCISE, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Vice-President of BANK OF THE OZARKS, the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such Vice-President.

WITNESS my hand and seal this 28 day of June, 2018.

_____
Notary Public

My Commission Expires:

March 27, 2022

MARY ANN JOHNSON NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires March 27, 2022 No. GG 200672

Lucinda Lou Williams
LUCINDA LOU WILLIAMS, SUCCESSOR CO-TRUSTEE OF THE BETH B. MCMULLIN SHARE I TRUST

STATE OF Arkansas)
COUNTY OF Pulaski)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUCINDA LOU WILLIAMS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is a successor co-trustee of the Beth B. McMullin Share I Trust and that she executed the within instrument as successor co-trustee for the purposes therein contained.

WITNESS my hand and seal this 28th day of June, 2018.

Notary Public

My Commission Expires:

01/06/2025

ALLISON BEARDEN
PULASKI COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires January 06, 2025
Commission No. 12402687

Charis Ann Brady

CHARIS ANN BRADY, SUCCESSOR CO-TRUSTEE OF THE BETH B. MCMULLIN SHARE I TRUST

STATE OF Texas)
COUNTY OF Bexar)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARIS ANN BRADY, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is a successor co-trustee of the Beth B. McMullin Share I Trust and that she executed the within instrument as successor co-trustee for the purposes therein contained.

WITNESS my hand and seal this 29th day of June, 2018.

Alicia Schowe

Notary Public

My Commission Expires:

11/27/2018

ALICIA SCHOWE
NOTARY PUBLIC-STATE OF TEXAS
COMM. EXP. 11-27-2018
NOTARY ID 877672-8

Exhibit A

Legal Description

Beginning at an iron pin in the intersection of Gallatin Road and Curdwood Boulevard, said point being the Northwest corner of said intersection and proceeding thence in a Northerly direction along the Westerly margin of Gallatin Road a distance of 147.49 feet to an iron pin; thence leaving the said Gallatin Road at an angle 86°22' and proceeding Westerly a distance of 144.67 feet to a point; thence at an angle to the South of 93°38' and proceeding a distance of 152.31 feet to an iron pin in the Northerly margin of Curdwood Avenue; thence at an angle of 84°24' and proceeding in an Easterly direction along the Northerly margin of Curdwood Boulevard a distance of 145.29 feet more or less to the point of beginning, as shown on the survey made by Waggoner & Associates, Inc., Engineers, Nashville, Tennessee, dated September 7, 1954.

Being the same property conveyed by deed of record in instrument #20170801-0077947, Register's Office for Davidson County, Tennessee to BANK OF THE OZARKS, TRUSTEE OF THE TRUST FOR JANE MCMULLIN CREATED UNDER THE CARLETON E. MCMULLIN REVOCABLE TRUST (being the same as BANK OF THE OZARKS, SUCCESSOR TRUSTEE OF THE CARLETON MCMULLIN TRUST F/B/O JANE MCMULLIN).

Being the same property conveyed by deed of record in instrument #20040721-0087288, Register's Office for Davidson County, Tennessee to CARLETON E. MCMULLIN, TRUSTEE OF THE BETH B. MCMULLIN SHARE I TRUST.

THIS PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

All Easements and Restrictions of record.