Bill Garrett Davidson County
Batch# 122626 DEEDWARR
07/31/2018 11:14:43 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20180731-0074579

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

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th 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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Josh Terry, Trustee PO Box 160772 Nashville, TN 37216	SAME AS BUYER	103-02-0-175.00

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,

The James William Prosser and Etta Melba Prosser Revocable Living Trust

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

Josh Terry, Trustee of The 5516 Vaught Drive Trust

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. 7 on the Plan of Richland Meadows, Section V of record in Book 2330, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the East terminus of Vaught Drive at the corner of Lots 7 and 8; thence with the line between said lots, Southeasterly 148.3 feet to point; thence Southerly 143 feet to a point; thence Westerly 40 feet to a corner of Lot 6; thence with the line between Lots No. 6 and 7, Northwesterly 209.5 feet to the margin of Vaught Drive; thence with the margin of the same, Northeasterly around a slight curve, 28.3 feet to the point of beginning.

Being the same property conveyed to The James William Prosser and Etta Melba Prosser Revocable Living Trust by Quitclaim Deed from James William Prosser and his wife, Etta Melba Prosser of record in Book 10806, Page 320, Register's Office for Davidson County, Tennessee, dated February 12, 1998 and recorded on February 24, 1998.

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: 5516 Vaught Dr., Nashville, TN 37209.

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 22 day of June, 2018.

James Howard Prosser Trustee

James Howard Prosser, Successor Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, James Howard Prosser, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Successor Trustee of The James William Prosser and Etta melba Prosser Revocable Living Trust the within named bargainor, and that he 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 Brentwood, Tennessee, this 22 day of June, 2018.

Notary Public

My commission expires: 1/13/20

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY