File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 123478 DEEDWARR
08/01/2018 02:29:45 PM 2 pgs
Fees: $13.00 Taxes: $2,127.50
20180801-0075283

W & I Ref: () Title No.: 600010
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Elizabeth Scott Barrett, Trustee of the Noelle Elizabeth Barrett 2012 Irrevocable Trust, U/A/D December 21, 2012 3704 Woodmont Blvd. Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 11608015800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$575,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Trupin, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth Scott Barrett, Trustee of the Noelle Elizabeth Barrett 2012 Irrevocable Trust, U/A/D December 21, 2012** hereinafter called the **Grantee**, Grantee's assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of D.T. Crockett's Woodmont Park Subdivision of record in Book 547, page 148, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being part of the the same property conveyed to Joel S. Trupin and wife, Kathryn Mears Trupin by Warranty deed from First American National Bank Nashville, Executor, pursuant to the provisions of the Will of Lillie B. Bagwell, dated June 21, 1971 and recorded on June 28, 1971 of record in Book 4515, page 11, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 4, 2013, recorded on January 22, 2013 of record in Instrument No. 20130122-0007094, said Register's Office, subject property was conveyed to Kathryn Mears Trupin and Joel S. Trupin with a conditional interest also conveyed to Michael Trupin. By Quitclaim Deed dated March 30, 2018, recorded on April 10, 2018 of record in Instrument No. 20180410-0033833, said Register's Office, subject property was conveyed to Michael Trupin.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; All Matters on the Plan, with Owner's Certificate, of record in Book 547, page 148, said Register's Office.

This is unimproved property, known as 0 Cantrell Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of July, 2018.

Michael Trupin

State of Tennessee

County of Davidson

On this 24th day of July, 2018, before me the undersigned authority, personally appeared Michael Trupin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $575,000.00.

Affiant

Sworn and subscribed before me this 30th day of July, 2018.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018