This Instrument Prepared by:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Please send recordings:
**Realty Title & Escrow**
6525 Quail Hollow, STE. 115
Memphis, TN. 38120
RT File No: 18110478
TG: 7106293
Tribeca No. 281324

**ADDRESS NEW OWNER:**
MSB Trust Holdings, LLC
P.O. Box 4090
Scottsdale, AZ. 85261

Bill Garrett Davidson County
Batch# 124030 **DEEDWARR**
08/02/2018 11:01:57 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20180802-0075764

**SEND TAX BILL TO:**
MSB Trust Holdings, LLC
P.O. Box 4090
Scottsdale, AZ 85261

**MAP/PARCEL 075-12-0B-065.00CO**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Derrick Allen Wrye and wife, Bethany Ann Eakin Wrye, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **MSB Trust Holdings, a Delaware Limited Liability Company, hereafter called the GRANTEE,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

**Being Lot No. 52 on the Plan of First Revision Phase Two, Section Three, Brookside Woods, a planned unit development of record in Instrument No. 20000512-0048125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.**

**Being the same property conveyed to Derrick Allen Wrye and wife, Bethany Ann Eakin Wrye by Warranty deed from Thomas P. Weaver and wife Victoria Weaver of record in Instrument No. 20090513-0044068 Register's Office for Davidson County, Tennessee, dated May 11, 2009 and recorded on May 13, 2009.**

**Being also known as 529 Leslie Ann Court Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and

representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 31st day of July, 2018.

**WITNESS MY HAND** on this the 31st day of July, 2018

**Derrick Allen Wrye**

**Bethany Ann Eakin Wrye**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Derrick Allen Wrye and Bethany Ann Eakin Wrye,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 31st day of July, 2018.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $235,000.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of July, 2018.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

File No. 8056