Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS August 14, 2018.

Notary Public
Commission Expires: 12/15/21

Bill Garrett Davidson County
Batch# 134141 DEEDWARR
08/28/2018 12:03:37 PM 2 pgs
Fees: $13.00 Taxes: $924.63
20180828-0085191

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Erin James and Carol James 583 Neelys Bend Road Nashville, TN 37115	CalCon Mutual Mortgage dba OneTrust Home 3131 Camino DelRio N #1680 San Diego, CA 92108	052-02-0-279

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,

Amanda Dean, Successor Trustee of The 583 Neelys Bend Trust

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

Erin James, a single woman and Carol James, a married woman, as Joint Tenants in Common with Right of Survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 7, Block "A" on the Plan of Revised map of Rainbow Terrace Subdivision of record in Plat Book 1130, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in above description but excluded therefrom is a certain strip of land described in Right-of-Way Deed to Davidson County, State of Tennessee, of record in Book 1784, Page 307, said Register's Office described as a strip of land from Station 40/78 to Station 41/28, average width 4 feet, extending 25 feet on left of center line.

Being the same property conveyed to Josh Terry, Trustee of The 583 Neelys Bend Trust by Warranty deed from George T. McVay and Pil McVay, husband and wife of record in Instrument No. 20180508-0043949 Register's Office for Davidson County, Tennessee, dated May 01, 2018 and recorded on May 08, 2018.

The said Josh Terry having resigned as Trustee and the said** 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: 583 Neelys Bend Road, Nashville, TN 37115.

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 August 14, 2018.

Amanda Dean, Successor Trustee

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Amanda Dean, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Successor Trustee of The 583 Neelys Bend Trust the within named bargainor, and that she 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 Nashville, Tennessee this 14th day of August, 2018.

LAUREN LAMBERTH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My commission expires: 03-23-21

**Amanda Dean having been appointed Successor Trustee of The 583 Neelys Bent Trust.