G-31167-8, Box 14

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$207,500.00** Kathleen A Garvey, President Affiant Subscribed and sworn to before me, this the 29th day of August, 2018. Notary Public My commission expires: 4-2-24 (AFFIX SEAL)

Bill Garrett Davidson County
Batch# 135237 **DEEDWARR**
08/30/2018 12:33:42 PM 2 pgs
Fees: $13.00 Taxes: $767.75

20180830-0086133

ERIC RUSSELL NOTARY PUBLIC STATE OF IDAHO

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Amy Shonting	**OWNER**	**Map 050-00-0 Parcel 062.00**
4021 Chase Point Place		
Joelton, TN 37080		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Anne Jones Corp, Trustee of the Sycamore Financial Group Land Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amy Shonting

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. 5 on the map of A.C. Webbs Subdivision of the North 17.5 acres of the Demoville Tract of land lying east of the Dickerson Pike or Dixie Highway, as of record in Book 974, Page 27, said Register's Office. Said Lot No. 5 fronts 100 feet on the easterly side of the Dickerson Pike and runs back between lines, south 88 1/2 deg. East 1382 feet on the northerly line and 1360 feet, more or less, on the southerly line to a dead line in the rear on which it measures 100 feet and contains 3.05 acres, more or less.

Being all of the same property conveyed to Katy Garvey, unmarried, by deed dated November 24, 1997 from Joel W. Hemphill and wife, LaBreeska R. Hemphill, of record in Book 10697, page 857, and further being part of the same property conveyed to Anne Jones Corporation, Trustee of the Sycamore Financial Group Land Trust by Quitclaim Deed dated May 17, 2001 from Katy Garvey, of record in Instrument No. 20010627-0068251, said Register's Office.

The property conveyed herein is not the place of residence of the Grantor or his/her spouse.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 974, Page 27, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7857, page 668, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (_X___) Unimproved (____) property, known as **3543 A & B Dickerson Pike, Nashville, TN 37207**

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 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **29th** day of **August, 2018.**

Anne Jones Corp, Trustee of the Sycamore Financial Group Land Trust

By: Kathleen A Garvey, President
Kathleen A. Garvey, President

STATE OF ID)
COUNTY OF Ada)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Kathleen A. Garvey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Kathleen A. Garvey, of Anne Jones Corporation, Trustee of the Sycamore Financial Group Land Trust**, the within named bargainor, and that she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the corporation by herself as such President.

Witness my hand and official seal at Boise (city), ID (state), this **29th** day of **August, 2018.**

Notary Public

My Commission Expires: 4-2-24

ERIC RUSSELL (seal) NOTARY PUBLIC STATE OF IDAHO