Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-1879

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

Karen Y Johnson Davidson County
Batch# 148505 DEEDWARR
10/03/2018 10:47:07 AM 2 pgs
Fees: $13.00 Taxes: $806.60
20181003-0098131

SUBSCRIBED AND SWORN TO BEFORE ME
THIS September 28, 2018

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

Notary Public

Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nina Lampley and Stella M. Lampley 305 Rural Hill Road Nashville, TN 37217	~~Everett Financial Inc., dba Supreme Lending~~ Nina + Stella Lampley 4188 37th Ave. N Nashville, TN 37209	149-08-0-010

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 305 Rural Hill Trust

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

Nina Lampley, Single **and Stella M. Lampley,** Single +M.

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. 38 on the Plan of Dorhill Acres, Section Two of record in Plat Book 2331, Page 144, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 112 feet on the North side of Rural Hill Road and extends back 271.5 feet on the West line and 306.5 feet on the East line, a broken line, to a line in the rear on which it measures 138.7 feet.

Being the same property conveyed to Josh Terry, Trustee of The 305 Rural Hill Trust by Warranty deed from Wanda Jane Pirtle, Frank M. Pirtle, and Cynthia Lynn Adams, Heirs at Law of Sylvia Mae Pirtle of record in Instrument No. 20180723-0071583 Register's Office for Davidson County, Tennessee, dated July 11, 2018 and recorded on July 23, 2018. The said Josh Terry having resigned as Trustee and the said Amanda Dean having been appointed Successor Trustee under The 305 Rural Hill Trust.

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: 305 Rural Hill Road, Nashville, TN 37217

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 September 28, 2018.

Amanda Dean, Successor Trustee

State of Tennessee
County of

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 305 Rural Hill 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 28th day of September, 2018.

LAUREN LAMBERTH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My commission expires: 03.23.21