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This Instrument Prepared By:

Darlene Taylor Marsh
Darlene Marsh, LLC
P. O. Box 59332
Nashville, TN 37205

Karen Y Johnson Davidson County
Batch# 149308 DEEDWARR
10/05/2018 08:02:30 AM 4 pgs
Fees: $23.00 Taxes: $4,884.00
20181005-0098859

ADDRESS NEW OWNERS :	SEND TAX BILLS TO:	MAP-PARCEL NO:
Randall T. Bellows, Trustee of the Randall T. Bellows Sixth Amended and Restated Revocable Trust Agreement dated August 22, 2017 132 Abbottsford Nashville TN 37215	Same	117130B01900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Darlene T. Marsh, Trustee** with full power to sell, mortgage, encumber and convey without the joinder of any beneficiary, hereinafter the **GRANTOR**, has bargained and sold, and by these presents do transfer and convey unto, **Randall T. Bellows, Trustee of the Randall T. Bellows Sixth Amended and Restated Revocable Trust Agreement dated August 22, 2017**, hereinafter the **GRANTEE**, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Phase One of Abbottsford, as shown on plat of record in Plat Book 6250, page 419-421, as amended in Book 6771, page 683, and Book 6800, page 164, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Darlene T. Marsh, Trustee with full power to sell, mortgage, encumber and convey without the joinder of any beneficiary, by Special Warranty Deed of record as Insrument No . 20010910-0098182, said Register's Office.
>
> This is improved property known as 132 Abbottsford, Nashville, Tn 372153

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his successors and assigns, forever.

GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for:

1. Taxes for 2018, which have been prorated between the parties;

2. Zoning;

3. Setback requirements and general utility, sewer, and drainage easements of record upon which the improvements do not encroach; and

4. Subdivision and/or condominium declarations, covenants, restrictions and easements of record in the Register's Office for Davidson County, Tennessee.

And GRANTOR does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand as of this 4th day of October, 2018

Trustee

DARLENE T. MARSH, TRUSTEE

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DARLENE T. MARSH, TRUSTEE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TN, Davidson County, Tennessee, this 4 day of October, 2018

Elizabeth B Primm

Notary Public

My Commission Expires:
3-10-19

ELIZABETH B PRIMM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

201810050098859

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $1,320,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me

this 4 day of October, 2018.

Notary Public
My Commission Expires: 3-10-19

ELIZABETH B PRIMM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

201810050098859

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).