(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $485,000.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 2018.

Notary Public

My commission expires: 1-30-22

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JANUARY 30, 2022

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Y Johnson Davidson County
Batch# 149454 **DEEDWARR**
10/05/2018 11:30:17 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20181005-0099092

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hammond & Brandt Builders, LLC	**New Owner**	**Map/Parcel 118-09-0-032.00**
P.O. Box 150828		
Nashville, TN 37215		

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 ACKNOWLEDGE, WE,

Patricia R. Gregory, Sandy Spitz, and Regenia Barron Cate, Trustees of the Lawrence Lindsley Davis Revocable Living Trust

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

Hammond & Brandt Builders, LLC, a Tennessee limited liability company

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 part of Lot No. 15 on the Map of Noelton, not of record, and described according to a copy of a survey thereof made by W.B. Southgate, Surveyor, dated May 25, 1923, as follows:

Beginning at a point in the north margin of Noelton Lane, 549.0 feet east of the easterly margin of Granny White Pike; thence with the margin of said Lane South 04 1/2 deg. East, 120.0 feet to the corner of the property that was conveyed to Allen Dobson by deed of record in Book 1021, page 150, Register's Office for Davidson County, Tennessee; thence with his west line, North 2 deg. 45 min. East, 200.0 feet to a point; thence North 66 1/2 deg. West, 130.0 feet to a point; thence South 2 deg. 45 min. West, 200.0 to the beginning.

Being the same property conveyed to Lawrence L. Davis, married, by Warranty Deed, from R.D. Herbert & Sons Co., a Tennessee corporation, dated August 5, 2011, of record in Instrument No. 20110809-0061296, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Lawrence Lindsley Davis, Trustee of The Lawrence Lindsley Davis Revocable Living Trust, dated February 16, 2018, by Quitclaim Deed, from Lawrence L. Davis, married, dated February 16, 2018, of record in Instrument No. 20180308-0022062, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1014 Noelton Avenue, Nashville, TN 37204.

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 28th day of September, 2018.

Lawrence Lindsley Davis Revocable Living Trust

Patricia R. Gregory, Trustee
By: Patricia R. Gregory, Trustee

X Sandy Spitz, Trustee
By: Sandy Spitz, Trustee

Regenia Barron Cate, Trustee
By: Regenia Barron Cate, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Patricia R. Gregory and Sandy Spitz**, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the **Trustees of the Lawrence Lindsley Davis Revocable Living Trust**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 28th day of September, 2018.

A. Scott Hubbard
Notary Public

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11-23-20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Regenia Barron Cate**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of the Lawrence Lindsley Davis Revocable Living Trust**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 19th day of September, 2018.

Notary Public

My Commission Expires:_____

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JULY 26, 2021

File #: **180439SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027