Karen Y Johnson Davidson County
Batch# 151488 DEEDWARR
10/15/2018 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20181015-0102030

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $825,000.00.

Morgan Haas
Affiant

Subscribed and sworn to me on 10/09/18.

Brenda Lewis
NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
5250 GWT Trust C/o Farris, Self & Moore P.O. Box 121859 Nashville, TN 37212	SAME AS NEW OWNER	145-00-0-165.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Thomas Lukens Courtney, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Catherine Moore, Trustee of the 5250 GWT Trust, Dated October 5, 2018, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 9 on the Final Subdivision Plan of The Reserve at Radnor Lake, of record in Instrument No. 20080327-0030965, amended in Instrument No. 20130829-0091392, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for more complete description thereof.
>
> Being the same property conveyed by Quitclaim Deed from Angela Perkey Courtney to Thomas Lukens Courtney, as recorded on the 3rd day of November, 2017 in Instrument No. 20171103-0113171; Quitclaim Deed from Thomas Lukens Courtney to Thomas Lukens Courtney and wife Angela P. Courtney, as recorded on the 12th day of November, 2015 in Instrument No. 20151112-0114933 and Warranty Deed from Karl L. Van Becelaere and Linda L. Van Becelaere, husband and wife to Thomas Lukens Courtney, an unmarried man, as recorded on the 2nd day of January, 2015 in Instrument No. 20150102-0000041, in the Register's Office of Davidson County, Tennessee.

This is unimproved property known as 5250 Granny White Trace, Nashville, Tennessee 37220.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 10/09/18.

Thomas L. Courtney MD

Thomas Lukens Courtney

STATE OF HAWAII
COUNTY OF HAWAII

On 10/ 9 /18, before me personally appeared Thomas Lukens Courtney, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 10/ 9 /18.

NOTARY PUBLIC

My Commission Expires: 6-27-20

ANGELA BYERLY
04-327
NOTARY PUBLIC
STATE OF HAWAII

ANGELA BYERLY
04-327
NOTARY PUBLIC
STATE OF HAWAII

Doc Date: NOT Dated # Pages: 2
Name: Angela Byerly 3 Circuit
Doc. Description: WARRANTY DEED

Signature 10.9-18 Date

NOTARY CERTIFICATION

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

