Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

B-BR-18-2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $865,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFI

Karen Y Johnson Davidson County
Batch# 162123 DEEDWARR
11/19/2018 09:11:46 AM 2 pgs
Fees: $13.00 Taxes: $3,200.50

20181119-0113412

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paul Brent Ferrell, Jr. and Katherine B. Ferrell	**NEW OWNER**	
(NAME)	(NAME)	**117-03-0-038.00**
2004 Cedar Ln.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT E. EKMAN, TRUSTEE OF THE ROBERT E. EKMAN 2013 REVOCABLE TRUST DATED MAY 8, 2013 AND KAREN COLLINS EKMAN, TRUSTEE OF THE KAREN COLLINS EKMAN 2013 REVOCABLE TRUST DATED MAY 8, 2013,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL BRENT FERRELL, JR. AND KATHERINE B. FERRELL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 on the Plan of Vincent Subdivision, Cedar Lane of record in Plat Book 9700, Page 856, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert E. Ekman, Trustee of the Robert E. Ekman 2013 Revocable Trust dated May 8, 2013 and Karen Collins Ekman, Trustee of the Karen Collins Ekman 2013 Revocable Trust dated May 8, 2013 by Warranty deed from Virginia I. Butler, unmarried of record in Instrument No. 20150706-0064813 Register's Office for Davidson County, Tennessee, dated June 29, 2015 and recorded on July 06, 2015.

This conveyance is subject to:
- Taxes for subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 856, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 370, Page 583, Book 662, Page 807, Book 1020, page 201, Book 1106, Page 30 and Book 1160, Page 39, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2004 Cedar Ln., Nashville, Tennessee 37212**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 13th DAY OF NOVEMBER, 2018.

Robert E. Ekman, Trustee of the Robert E. Ekman 2013 Revocable Trust dated May 8, 2013 and Karen Collins Ekman, Trustee of the Karen Collins Ekman 2013 Revocable Trust dated May 8, 2013

BY: _____
Robert Ekman
Trustee

BY: _____
Karen Ekman
Trustee

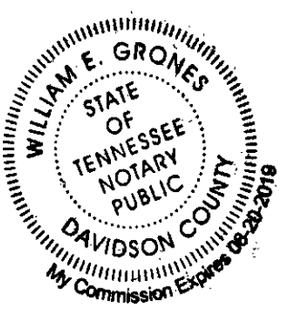
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert E. Ekman, Trustee of the Robert E. Ekman 2013 Revocable Trust dated May 8, 2013, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 13th day of November, 2018.

_____
Notary Public

My Commission Expires: 8/20/2019



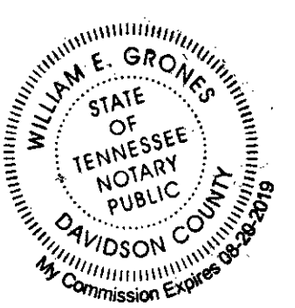
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Collins Ekman, Trustee of the Karen Collins Ekman 2013 Revocable Trust dated May 8, 2013 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 13th day of November, 2018.

_____
Notary Public

My Commission Expires: 8/20/2019



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212