ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Barbara M. Reynolds 405 Manor View Lane Nashville, TN 37027	New Owner	16011002400

This Instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

Karen Y Johnson Davidson County
Batch# 169266 DEEDWARR
12/03/2018 08:30:36 AM 3 pgs
Fees: $18.00 Taxes: $1,578.05
20181203-0117277

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Roxie White Treadway, as Trustee of the Treadway Trust and Roxie White Treadway, as Trustee of the Treadway Survivor's Trust pursuant to the Treadway Trust Agreement U/A/D January 13, 2000 (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Barbara M. Reynolds, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit: Situated in Davidson County, Tennessee particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Hearthstone, Phase 5, of record in Book 6250, page 2, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to the William Alan Treadway and wife, Roxie White Treadway, Trustees of the Treadway Trust U/A/D January 13, 1997 of the Treadway Joint Revocable Living Trust Agreement by Deed of record in Book 10336, page 765, said Register's Office for Davidson County, Tennessee. One of the Co-Trustees, William Alan Treadway predeceased the surviving Co-Trustee, Roxie White Treadway on January 25, 2018. Pursuant to Article VVIII of the Trust Agreement, the surviving Trustee has the power to sell real property owned by the Trust. The Trust Agreement also provides for a portion of the Trust assets to be placed into a Survivor's Trust for the Surviving Trustee, Roxie White Treadway. Roxie White Treadway is executing this Deed as Trustee of the Treadway Trust and the Treadway Survivor's Trust to convey title to the real property described herein.

THIS CONVEYANCE IS MADE SUBJECT TO:
1. 2019 Davidson County taxes are not yet due and payable.
2. All matters as disclosed on plat Book 6250, page 2, said Register's Office for Davidson County, Tennessee.

This property is commonly known as 405 Manor View Lane, Nashville, TN 37027.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $426,500.00.

Barbara M. Burgner
Affiant

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

Notary Public

Commission Expires: 5-3-2021

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021 5-3-2021

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and bind themselves, their successors, and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 28th day of November, 2018.

TREADWAY TRUST

By: Roxie White Treadway - Trustee
Roxie White Treadway, Trustee

TREADWAY SURVIVOR'S TRUST

By: Roxie White Treadway - Trustee
Roxie White Treadway, Trustee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Roxie White Treadway with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of the Treadway Trust, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 20th day of November, 2018.

My Commission Expires: 5-3-2021 Notary Public

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 3, 2021

5-3-2021

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Roxie White Treadway with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of the Treadway Survivor's Trust, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 20th day of November, 2018.

My Commission Expires: 5-3-2021 Notary Public

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 3, 2021

5-3-2021