Karen Johnson Davidson County
Batch# 190551 DEEDWARR
01/31/2019 03:57:30 PM 4 pgs
Fees: $23.00 Taxes: $684.50
20190131-0009568

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34612-01-2019**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON.~~ Sumner The actual consideration or value, whichever is greater, for this transfer is: $185,000.00. Affiant Subscribed and sworn to before me this ~~29th~~ 30th day of January, 2019. Notary Public My Commission Expires: OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Alexander H. Reeder 5110 Buena Vista Pike Nashville, TN 37218	New Owner	Map and Parcel No.: 059 01 0 029 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **First Farmers & Merchants Bank,Trustee of the Joshua Whitfield Irrevocable Trust, dated December 28, 1987**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexander H. Reeder,** UNMARRIED ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5110 Buena Vista Pike, Nashville, TN 37218.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of January, 2019.

First Farmers & Merchants Bank, Trustee of the Joshua Whitfield Irrevocable Trust, dated December 28, 1987

By: Linda Thomason, Trust Officer
Linda Thomason, Trust Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda Thomason, Trust Officer for First Farmers & Merchants Bank, Trustee of the Joshua Whitfield Irrevocable Trust u/a/d December 28, 1987, 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 and who further acknowledged that she is the Trust Officer of First Farmers & Merchants Bank, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of January, 2019.

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Forest Vale Subdivision, as of record in Instrument No. 19991214-0303086, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Don Whitfield, Trustee of the Joshua Whitfield Irrevocable Trust, dated December 28, 1987 by deed dated January 28, 2014 from Don A. Whitfield, unmarried of record in Instrument No. 20140130-0008402, Register's Office for Davidson County, Tennessee. Corrected by Scrivener's Affidavit of record in Instrument No. 20151215-0126057, and Instrument No. 201901310009567, Register's Office for Davidson County, Tennessee. By Designation of Successor Co-Trustee of the Joshua Whitfield Irrevocable Trust dated December 28, 1987, First Farmers & Merchants Bank and William R. Roark were appointed Co-Trustees. On October 26, 2016, pursuant to paragraph 7(c) of the Joshua Whitfield Irrevocable Trust dated December 28, 1987, Joshua Whitfield, sole beneficiary of the trust, removed William R. Roark as Co-Trustee, leaving First Farmers & Merchants Bank as sole Trustee.

TOGETHER WITH that certain sewer easement as more fully described in Instrument No. 20040213-0017391, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 059 01 0 029 00.
2. Restrictive Covenants contained in Deed of record in Instrument No. 20011213-0137801, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 19991214-0303086, Register's Office for Davidson County, Tennessee.
4. Grant of Sewer Easement of record in Instrument No. 20040213-0017391, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

