BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 3(
NASHVILLE, TN 37215

Prepared by:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No. 0593S-18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00

Craig Williams
Affiant

Karen Johnson Davidson County
Batch# 191955 DEEDWARR
02/05/2019 10:35:36 AM 2 pgs
Fees: $13.00 Taxes: $1,139.60
20190205-0010914

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of February, 2019

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires August 30, 2021

Notary Public
My Commission Expires:

Address of New Owner	Send Tax Bills To:	
Danielle Wade 4932 Stillwood Dr. Nashville, TN 37220	First National Bank of Middle Tennessee 1608 Williams Drive, Ste 301 Murfreesboro, TN 37129	Map/parcel: 146 07 0 024.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE

Robert D. Thompson, Trustee of the Trust UWO Anthonette V. Raby FBO Evelyn Raby Senter

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Danielle Wade, unmarried

HEREINAFTER CALLED THE GRANTEE(S), her 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 and being all of Lot No. 138 on the plan of A Revision of a Part of Section One Revised, CRIEVE HALL ESTATES, as appearing of record in Book 2083, Page 27, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Robert D. Thompson, Trustee of the Trust UWO Anthonette V. Raby (incorrectly spelled Antonette on current Deed) FBO Evelyn Raby Senter by Executor's QuitClaim Deed from Robert D. Thompson, the duly-appointed Executor of The Estate of Anthonette V. Raby, deceased, dated 12/12/2013 and filed for record in Instrument Number 20131218-0127730, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joe Bailey Raby and wife, Anthonette V. Raby by Deed from Elvis Reid and wife, Pauline D. Reid dated 7/4/1953 and filed for record in Book 2153, Page 45, in the Register's Office for Davidson County, Tennessee. The said Joe Bailey Raby having since died on 7/16/1997 (incorrectly typed as 7/16/1996 on current Deed) leaving Anthonette V. Raby as the fee simple owner of subject property as the surviving tenant by the entiretly. The said Anthonette V. Raby died testate on 3/16/2011and pursuant to her Last Will and Testament filed in Davidson County, Tennessee, Seventh Circuit Court Docket No. 11P838, she devised the subject property to her daughter, Evelyn Raby Senter in a Trust, with Robert D. Thompson being named as Trustee of said Trust.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 4932 Stillwood Dr., Nashville, TN 37220

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), his heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of February, 2019.

Robert D. Thompson, Trustee of the Trust UWO Anthonette V. Raby FBO Evelyn Raby Senter

BY: Robt D. Thompson, Trustee
Robert D. Thompson
Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert D. Thompson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who proved himself to be to be the **Trustee of the Trust UWO Anthonette V. Raby FBO Evelyn Raby Senter**, the bargainor, and who, being authorized to do so, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of February, 2019.

Notary Public

My Commission Expires: 2/21/22

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD