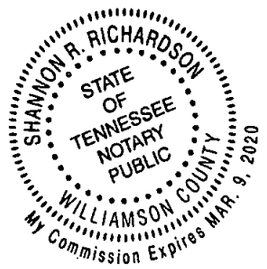
Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $269,999.00

Affiant

Subscribed and sworn to before me, this 30th day of January, 2019.

Notary Public

My commission expires: 3-9-2020

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 192778 **DEEDWARR**
02/07/2019 09:20:29 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20190207-0011705

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Theobald Family Trust **c/o Dave and Linda Theobald**	**New Owner**	**Map/Parcel: 114-12-0-A-023.00**
3307 Evergreen Way, Suite 707 #397		
Washougal, WA 98671		

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, WE,

Crystal Lloyd, Trustee of the testamentary trust known as The Cameo Sanders Trust A, and Crystal Lloyd Trustee of the testamentary trust known as The Cameo Sanders Trust B, both of which were created under the Last Will and Testament of Cameo Sanders, dated July 11, 2014; and Crystal Lloyd, Executrix of the Estate of Cameo Laureal Sanders Jenkins, a/k/a Cameo Sanders,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David R. Theobald, Jr. and Linda I. Theobald, Trustees of the Theobald Family Revocable Trust u/a/d February 22, 2007

HEREINAFTER CALLED THE GRANTEES, THEIR 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, being Lot No. 23 on the Plan of Stoneridge Townhomes, Phase 1, as shown on plat of record in Exhibit "E" of record in Instrument No. 20060721-0088352, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cameo Sanders, by Warranty Deed, from Glacier Properties, LLC, dated January 28, 2014, of record in Instrument No. 20140129-0008075, Register's Office for Davidson County, Tennessee. Cameo Sanders died testate on June 9, 2018, and her husband, Troy Jenkins, died simultaneously with her. The Last Will and Testament of Cameo Sanders, the decedent, was submitted for probate in the Chancery Court for Cheatham County, Tennessee, Case No. P2974. Pursuant to the Last Will and Testament, decedent's real property (excluding 645 Thompson Road, Pegram, Tennessee) was devised to the Cameo Sanders Trust A and the Cameo Sanders Trust B. Troy Jenkins was deemed to have predeceased his wife for purposes of devises made to him under her Will and elective share since he did not survive her by one hundred twenty (120) hours as required under T.C.A. 31-3-120. The decedent's Will further appointed Crystal Lloyd to serve as Trustee of Trust A and Trust B and as Executrix for the Estate in the event that she was not survived by her husband, Troy Jenkins.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20060721-0088352, amended in Instrument No. 20080201-0010773 and Instrument No. 20080715-0072550 and Instrument No. 20050421-0044398, Register's Office for DAVIDSON County, Tennessee.

Charter for HOA of record in Instrument No. 20060721-0088352, Register's Office for DAVIDSON County, Tennessee.
Easement to Tennessee Electric Power Co. of record in Book 787, Page 3, Register's Office for DAVIDSON County, Tennessee.
Easement of record in Instrument No. 20050510-0052716, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20050804-0091479, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 145 Stonecrest Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 30th day of January, 2019.

X _____ trustee
Crystal Lloyd, Trustee of the Cameo Sanders Trust A

X _____ trustee
Crystal Lloyd, Trustee of the Cameo Sanders Trust B

X _____ Executrix
Crystal Lloyd, Executrix of the Estate of Cameo Laureal Sanders Jenkins a/k/a Cameo Sanders

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Crystal Lloyd,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of the Testamentary Trusts known as the Cameo Sanders Trust A and the Cameo Sanders Trust B,** and that she, in her capacity as such Trustee is authorized to execute this instrument on behalf of the Cameo Sanders Trust A and the Cameo Sanders Trust B.

Witness my hand, at office, this 30th day of January, 2019.

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____ Notary Public

My Commission Expires: 11-23-20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Crystal Lloyd,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Executrix for the Estate of Cameo Laureal Sanders Jenkins, a/k/a Cameo Sanders,** and that she, in her capacity as such Executrix, is authorized to execute this instrument on behalf of the Estate of Cameo Laureal Sanders Jenkins a/k/a Cameo Sanders.

Witness my hand, at office, this 30th day of January, 2019.

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____ Notary Public

My Commission Expires: 11-23-20

File #: **190019SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027