WARRANTY DEED

Karen Johnson Davidson County
Batch# 223004 DEEDWARR
04/29/2019 10:11:51 AM 4 pgs
Fees: $23.00 Taxes: $963.85

20190429-0038997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,501.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cuyler Dunbar and Sandra Dunbar	New Owner	
(NAME)	(NAME)	
1105 Bedfordshire Court		142-16A-47 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ASHLEY ABIGAIL ACCAS, UNMARRIED, RACHEL LEIGH ACCAS, UNMARRIED AND OWEN ANDREW ACCAS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CUYLER DUNBAR AND WIFE, SANDRA DUNBAR,** 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:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1108 Bedfordshire Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 25 day of April, 2019

ERMILE J. ACCAS TESTAMENTARY TRUST

BY: _____ Trustee

MICHAEL CASTELLARIN, SUCCESSOR TRUSTEE

Ashley Abigail Accas
by J. Greg Hardeman, Atty in Fact

ASHLEY ABIGAIL ACCAS, BY: J. GREG HARDEMAN, ATTORNEY IN FACT

Rachel Leigh Accas
by J. Greg Hardeman, Atty in Fact

RACHEL LEIGH ACCAS, BY: J. GREG HARDEMAN, ATTORNEY IN FACT

Owen Andrew Accas
by J. Greg Hardeman, Atty in Fact

OWEN ANDREW ACCAS, BY: J. GREG HARDEMAN, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Michael Castellarin with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Ermile J. Accas Testamentary Trust, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 25th day of April, 2019.

Commission expires:

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

_____
Notary Public

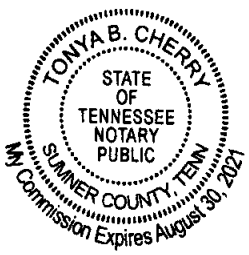
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th day of April, 2019, before me personally appeared J. Greg Hardeman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ashley Abigail Accas, Rachel Leigh Accas and Owen Andrew Accas and acknowledged that he executed the same as the free act and deed of Ashley Abigail Accas, Rachel Leigh Accas and Owen Andrew Accas.

Witness my hand and official seal this 25th day of April, 2019.

Commission expires:



Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 47, as shown on the plat of Devon Park Phase II, of record in Book 6250, page 432, in the 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 Ermile J. Accas, by deed from STM Devon Park Partnership of record in Book 6734, page 575, Register's Office for Davidson County, Tennessee. The said Emile J. Accas died on August 28, 2003 leaving a Last Will and Testament that was probated under Docket No. 03P-1845 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, Judy Tygard and Christi Garrett Hurt were appointed to serve as Co-Executors and the real property, which includes the subject property, granted the power to sell.

Being the same property conveyed to Judy Tygard Christi Garrett Hurt, Co-Trustees of the Emile J. Accas Trust by Quitclaim Deed from Judy Tygard and Christi Garrett Hurt, Co-Executors of the Estate of Emile J. Accas dated February 1, 2005 of record in Instrument No. 20050203-0012935, said Register's Office.

Being the same property conveyed to Owen Andrew Accas, Trustee by Quitclaim Deed from Judy Tygard and Christi Garrett Hurt, Co-Trustees of the Emile J. Accas Trust dated July 8, 2015 of record in Instrument No. 20150820-0083825, said Register's Office.

Pursuant to Order filed in the Seventh Circuit Court for the Twentieth Judicial District State of Tennessee/Metropolitan Davidson County on February 22,2019, Michael Castellarin was appointed as Successor Trustee of the Ermile J. Accas Testamentary Trust fbo Ronald Accas. Said Trust provided that the Trust terminated upon the death of Ronald J. Accas which occurred on January 26, 2019, with the real property vesting in the three grandchildren of Ermile J. Accas, Owen Andrew Accas, Ashley Abigail Accas and Rachel Leigh Accas.

Michael Castellarin, Successor Trustee joins in this Deed to convey any interest he as Successor Trustee may have in the above styled property.