NEW OWNER:
Lauren Tumminello
6544 Brownlee Drive
Nashville, TN 37205

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-186

PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE

MAP & PARCEL
115-06-0-010.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 228875 DEEDWARR
05/13/2019 09:54:33 AM 3 pgs
Fees: $18.00 Taxes: $2,027.60

20190513-0044510

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FIVE HUNDRED FORTY EIGHT THOUSAND AND 00/100 DOLLARS ($548,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Frances J Durham, Trustee of the Harold L. Durham Family Living Trust (50 Percentage interest)** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Lauren Tumminello** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Section Two, West Meade Estates of record in Plat Book 2900, Page 118, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frances J. Durham, Trustee of the Harold L. Durham Family Trust (50 Percentage interest) by Quitclaim deed from Frances J. Durham, Trustee of the Harold L. Durham Family Living Trust of record in Instrument No. 20100422-0030512 Register's Office for Davidson County, Tennessee, dated April 15, 2010 and recorded on April 22, 2010.

Being also known as 6544 Brownlee Drive Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 30 day of **April, 2019**.

Frances J Durham Trustee Et Al

By: _____, trustee
Laura E. Duncan, Trustee

By: _____
David Duncan, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Frances J Durham Trustee Et Al, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that Laura Duncan and David Ducan are **Trustees** of the Frances J Durham Trustee Et Al, the within-named bargainor, and as such authorized Trustees, being given the authority to so do, executed the within instrument on behalf of the Trust by signing its name as such authorized Trustee.

WITNESS my hand and official seal at office this 30 day of **April, 2019**.

_____
NOTARY PUBLIC

My commission expires: 10-2621

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **548,000.00**.

AFFIANT

Sworn to and subscribed to before me this 30th day of **April, 2019**.

NOTARY PUBLIC

My commission expires: 9-6-22

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON