STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2019.

Notary Public
MY COMMISSION EXPIRES: 6/21/22
File No. G19-5691

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Karen Johnson Davidson County
Batch# 253216 DEEDWARR
07/05/2019 03:09:58 PM 2 pgs
Fees: $13.00 Taxes: $906.50
20190705-0065954

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Tara A. Lycus (NAME) | new owner (NAME) | 033-15-0-035.00 |
| (STREET ADDRESS) | (STREET ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Christi R. Alexander, Trustee of the Shirley D. Sapp Special Needs Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tara A. Lycus, an unmarried woman**, 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. 178 on the Plan of Primrose Acres, Section Two, as of record in Book 2900, Page 44, Register's Office for said County.

Said Lot No. 178 fronts 110.44 feet on the northerly side of Apple Valley Road, and extends back 353.6 feet on the easterly line and 359.3 feet on the westerly line to a dead line on which it measures 125 feet.

BEING the same property conveyed to Christi Renee Alexander, Trustee of the Shirley D. Sapp Special Needs Trust, by Quitclaim Deed from Christi Renee Alexander, Executor of the Estate of Joseph F. Sapp, deceased, dated 10/18/17 and recorded 10/26/17 in Instrument No. 20171026-0109949; and being the same property previously conveyed to Joseph F. Sapp, by Quitclaim Deed from Shirley Sapp, dated 2/25/13 and recorded 3/6/13 in Instrument No. 20130306-0022329; and being the same property previously conveyed to Joseph F. Sapp and wife, Shirley Sapp, by Warranty Deed from Curtis Eugene Chaffin and wife, Peggy Caroline Chaffin, dated 11/24/1969 and recorded 11/26/1969 in Book 4382, Page 589, in the Register's Office of Davidson County, Tennessee. The said Joseph F. Sapp having since died, testate, on June 27, 2017 and by his Last Will and Testament filed under Docket No. 17P-1341, in the Probate Court for Davidson County, Tennessee, he devised his estate to Christi Renee Alexander, the Trustee of the Shirley D. Sapp Special Needs Trust. The said Christi Renee Alexander having been appointed Executor of the Estate of Joseph F. Sapp by Order filed 8/23/17 in the Probate Court for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: KBRE-19-911

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following: 1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2900, page 44, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 911 Apple Valley Road, Madison, TN 37115.

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. Whenever 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 3rd day of July, 2019.

Christi R. Alexander, Trustee of the Shirley D. Sapp Special Needs Trust

Christi R. Alexander, Trustee of the Shirley D. Sapp Special Needs Trust

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STATE OF Tennessee
COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Christi R. Alexander, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of July, 2019.

Preston D Matthews

Notary Public My Commission Expires: 6/22/21

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

