Karen Johnson Davidson County
Batch# 255063 DEEDWARR
07/10/2019 03:52:38 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20190710-0067365

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $700,000.00. Affiant Subscribed and sworn to before me, this the 8th day of July, 2019. Carmen Coats Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Charles A. Morales Victoria C. Morales	JP MORGAN CHASE BANK N.A	
210 Fall Street	1111 POLARIS PKWY	083-06-0-187.00
Nashville, TN 37206	COLUMBUS, OH 43240-2050	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SHANE HAMILTON MAYO AND KELLEY JEANNE ENGELS MAYO, TRUSTEES OF THE SUGAREE TRUST DATED AUGUST 16, 2017**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES A. MORALES AND VICTORIA C. MORALES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

CR
Vcm by Chm as Aff

Land in Davidson County, Tennessee, being East Half of Lot No. 10 on the Plan of Sneed and Hamilton's Resubdivision of Lots 2, 3 and other lots in Brownsville of record in Plat Book 161, Page 149, 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 Kelley Mayo and Shane Mayo, wife and husband by Warranty deed from Stacey Advani, a married woman of record in Instrument No. 20170216-0016219 Register's Office for Davidson County, Tennessee, dated February 10, 2017 and recorded on February 16, 2017.

Being the same property conveyed to Shane Hamilton Mayo and Kelley Jeanne Engels Mayo, Trustees of The Sugaree Trust Dated August 16, 2017 and any Amendments Thereto by Quitclaim deed from Kelley Mayo and Shane Mayo, wife and husband of record in Instrument No. 20170816-0083985 Register's Office for Davidson County, Tennessee, dated August 15, 2017 and recorded on August 16, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 210 Fall Street Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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/her/their heirs and assigns forever; and I/we do 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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of July, 2019.

The Sugaree Trust, dated August 16, 2017

Shane Hamilton Mayo, Trustee

Kelley Jeanne Engels Mayo, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shane Hamilton Mayo and Kelley Jeanne Engels Mayo, Trustees of The Sugaree Trust, dated August 16, 2017, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of July, 2019.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021