THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34960-07-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $345,000.00. Carol Ann Paris Affiant Subscribed and sworn to before me this 20th day of August, 2019. Notary Public My Commission Expires:

GEORGE C. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner: Christine M. Whitworth Roy C. DeSha Jr. 2503 Barton Ave Nashville, TN 37203	**Send Tax Bills To:** Christine M. Whitworth Roy C. DeSha Jr. 2503 Barton Ave Nashville, TN 37203	**Tax Information:** Map and Parcel No.: 090 16 0 108 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carol Ann Paris, Trustee of the Carol Ann Paris Revocable Trust U/A/D July 19, 2007 as amended and restated August 15, 2016**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christine M. Whitworth and Roy C. DeSha Jr., wife and husband** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 548 Westboro Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 276065 DEEDWARR
08/23/2019 02:10:30 PM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20190823-0085112

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of August, 2019.

Carol Ann Paris, Trustee

Carol Ann Paris, Trustee of the Carol Ann Paris
Revocable Trust U/A/D July 19, 2007 as amended
and restated August 15, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carol Ann Paris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustee of the Carol Ann Paris Revocable Trust U/A/D July 19, 2007 as amended and restated August 15, 2016 and as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 20th day of August, 2019.

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Westboro Subdivision, Section Two, as of record in Plat Book 1424, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Revocable Trust Agreement of Carol Ann Paris by deed dated July 9, 2012 from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington D.C. of record in Instrument No. 20120711-0060699, Register's Office for Davidson County, Tennessee. Corrected by Scrivener's Affidavit of record in Instrument No. ___201908230085111_____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 090 16 0 108 00.
2. All matters appearing on the Plan of record as Book 1424, page 60, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

