Karen Johnson Davidson County
Batch# 282646 DEEDWARR
09/09/2019 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,213.23
20190909-0090790

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,900.00.

x Amy Pec
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th day of September, 2019.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. G19-6418

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Amy Pec (NAME)	Old Second National Bank (NAME)	34-4-31
358 Cumberland Hills Drive (STREET ADDRESS)	37 S River St. (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Aurora, IL 60506 (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, **Debbie Rawls, Successor Trustee of The Thomas & Clara Whitley Revocable Living Trust dated February 6, 2006**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amy Pec, 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. 34 on the Plan of North Hill Estates, Section Four, as of record in Book 3842, page 229, said Register's Office, to which plat reference is made for a complete description.

Being the same property conveyed to Thomas G. Whitley and wife, Clara Whitley by deed from Mildred I. King, a widow, dated March 29, 1996 in Book 10001, page 751 and re-recorded in Book 10064, page 603, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clara Nadean Whitley, Trustee of The Thomas & Clara Whitley Revocable Living Trust dated February 6, 2006 by Deed dated December 29, 2008 from Robert G. Whitley and wife, Clara Whitley, recorded January 8, 2009, in Instrument Number 20090108-0002052, in the Official Records of Davidson County, Tennessee.

The said Thomas G. Whitley having since died October 13, 2008 and Clara Whitley having since died April 23, 2019. Deborah Corinne Rawls is appointed as Successor Trustee of The Thomas & Clara Whitley Revocable Living Trust dated February 6, 2006.

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 3842, page 229, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 4293, page 979, 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 358 Cumberland Hills Dr., 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 6th day of September, 2019.

The Thomas & Clara Whitley Revocable Living Trust dated February 6, 2006

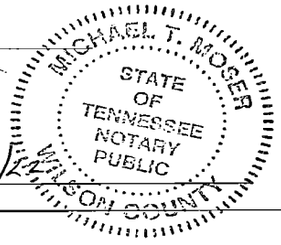
By: x Debbie Rawls, Successor Trustee
Debbie Rawls, Successor Trustee

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Debbie Rawls, Successor Trustee of The Thomas & Clara Whitley Revocable Living Trust dated February 6, 2006, 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 Successor 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 6th day of September, 2019.

Notary Public



My Commission Expires: 3/21/22

PREPARED BY AND RETURN TO:

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

True Copy Certification

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY