BOX 10-B

Karen Johnson Davidson County
Batch# 329726 **DEEDWARR**
12/13/2019 02:31:49 PM 2 pgs
Fees: $13.00 Taxes: $536.50

20191213-0128881

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$145,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12 DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RARE EARTH PROPERTIES	**SAME**	**108-16-0-324.00**
(NAME) **P.O. BOX 291985**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37229**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, RICHARD LEE AMMONS, SUCCESSOR TRUSTEE OF THE AMMONS FAMILY TRUST,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RARE EARTH PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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. 89-B on the Plan of Percy Priest Woods Section IV, Lots 92 & 93 Revised, of record in Plat Book 6250, page 756 which amends plat of record in Plat Book 6250, page 357, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to M. FRED AMMONS AND WIFE, FRANCES LUCILLE AMMONS, by deed from ROBERT E. LABREC AND WIFE, ITHACA S. LABREC, of record in Book 6872, page 168, dated May 16, 1986, said Register's Office.

M. FRED AMMONS AND WIFE, FRANCES LUCILLE AMMONS conveyed their interest to THE AMMONS FAMILY TRUST, by quitclaim deed of record in Book 10276, page 815, dated November 15, 1996, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 6250, page 357 and amended in Plat Book 6250, page 756; Restrictive Covenants contained in instrument of record in Book 5984, page 865, amended in Book 6020, page 270 and Book 6097, page 11; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **407 WOODSMAN COURT, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand this 12 (Lee) day of December, 2019.

THE AMMONS FAMILY TRUST

Richard Lee Ammons, SUCCESSOR TRUSTEE

By: Richard Lee Ammons, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RICHARD LEE AMMONS, SUCCESSOR TRUSTEE OF THE AMMONS FAMILY TRUST,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this (Lee) 12th day of December, 2019.

My commission expires: **May 2, 2022.**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public