Karen Johnson Davidson County
Batch# 355501 DEEDWARR
02/10/2020 08:22:24 AM 2 pgs
Fees: $13.00 Taxes: $1,923.63
20200210-0014710

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $519,900.00

Affiant

Subscribed and sworn to before me, this 6th day of February, 2020

Notary Public
My commission expires: 03-08-21

DAVIDSON COUNTY GEORGE GETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC

Address of New Owner:	Send Tax Bills to:	Tax Information
Katelyn Marshall 151B Rains Ave Nashville, TN 37203	Cadence Bank NA PO Box 4931 Houston, TX 77210	105-11-2H-002.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julie W Hurst Trustee of The Bruce A Hurst Operating Irrevocable Investment Services Trust dated April 9th, 2019,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Katelyn E. Marshall, a single woman** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain townhome located in Davidson County, Tennessee, being Unit No. B of 151 Rains Avenue Townhomes, a Horizontal Property Regime with Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101., et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 151 Rains Avenue Townhomes, a Horizontal Property Regime of record in Instrument Number 20190208-0012169, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to The Bruce A. Hurst Operating Irrevocable Investment Services Trust, dated April 9, 2019 by Warranty Deed from The MC2 Group, Inc., a Tennessee corporation, dated April 25, 2019 of record as Instrument No. 20190513-0044897, Register's Office for Davidson County, Tennessee. Said deed having been corrected by instrument of record as Instrument No. 20200210-0014709 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 151B Rains Ave, Nashville, TN 37203

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set

simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 6th day of February, 2020.

The Bruce A Hurst Operating Irrevocable
Investment Services Trust dated April 9th, 2019

By: _____
Julie W Hurst
Its: Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Julie W Hurst Trustee of The Bruce A Hurst Operating Irrevocable Investment Services Trust dated April 9th, 2019,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 6th day of February, 2020.

_____
Notary Public

My Commission expires: 1-24-21

FILE NO: 2019126471

