2

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,275,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2020.

Notary Public

COMMISSION EXPIRES: 01.08.2024

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 372834 DEEDWARR
03/16/2020 10:18:22 AM 2 pgs
Fees: $13.00 Taxes: $4,717.50

20200316-0028682

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lee F. Noel Jr. Edie Caroline Noel	New Owner	144-09-0-013
(NAME)	(NAME)	
4354 Chickering Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Margaret Dale Christians, Trustee of the Margaret Dale Christians Living Trust, estabilised by the Revocable Trust Agreemetn of Margaret Dale Christians, dated October 25, 2005, ,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lee F. Noel, Jr. and Edie Caroline Noel, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 9 on the Plan of Resubdivision of Lots 1 thru 9 on the Plan of Chickering Estates Section 1, as of record in Plat Book 2663, pages 86 and 87, revised in Plat Book 2900, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Margaret Dale Christians, Trustee of the Margaret Dale Christians Living Trust, established by the Revocable Trust Agreement of Margaret Dale Christians, dated October 25, 2005 by Warranty Deed from Margaret Dale Christians, filed for record on November 16, 2005 of record as Instrument No. 20051116-0138266 Register's Office for Davidson County, Tennessee.

Paul J. Christians is executing this Warranty Deed to convey any and all interest he may have in subject property as beneficary of the said Trust.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **4354 Chickering Lane** (House Number) (Street) | (P.O. Address) | **Nashville, TN** (City or Town)(State) | **37215** (Postal Zip)

File No.: 2190-20
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 our hands this 13th day of March, 2020.

By: Margaret Dale Christians
Margaret Dale Christians, Trustee

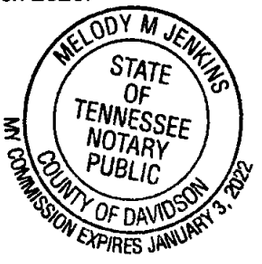
Paul J. Christians
By Robert L Scruggs, Atty in Fact
Paul J. Christians, Individually
By: Robert L. Scruggs, Attorney in Fact

State of Tennessee)
County of Davidson)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Margaret Dale Christians, Trustee of the Margaret Dale Christians Living Trust, estabilised by the Revocable Trust Agreemetn of Margaret Dale Christians, dated October 25, 2005** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 13th day of March 2020.

Notary
Commission Expires: 1.3.2022



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Robert L. Scruggs,** to me known (or proved to me on the basis of satisfactory evidence, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Paul J. Christians** and acknowledged that he executed the same as the free act and deed on behalf of **Paul J. Christians.**

WITNESS my hand and seal this 13th day of March 2020.

Notary
Commission Expires: 1.3.2022

