NEW OWNER:

CHAD A. LAUTT, TRUSTEE
P. O. BOX 23096
NASHVILLE, TN 37202

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 20-0235

Map & Parcel 07404009800

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 381224 **DEEDWARR**
04/02/2020 01:38:39 PM 3 pgs
Fees: $18.00 Taxes: $584.60

20200402-0035604

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty-Eight Thousand and 00/100 Dollars ($158,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **FREDRICK LEE HUSS and wife, MARTHA H. HUSS** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **CHAD A. LAUTT, TRUSTEE of the Tip Top Trust under agreement dated October 11, 2007,** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 37 on the Plan of Section Twelve, Hermitage Hills, as shown on the plat of the same of record in Plat Book 4675, Page 125, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to FREDRICK LEE HUSS and wife, MARTHA H. HUSS by Warranty Deed from Hermitage Rentals LLC, dated February 28, 2006, and of record in Instrument No. 20060308-0027204, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **8135 BONNAFAIR DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4675, Page 125, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed, subject to tenants rights.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 31st day of March, 2020.

FREDRICK LEE HUSS

MARTHA H. HUSS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **FREDRICK LEE HUSS and wife, MARTHA H. HUSS**, 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 office this 31st day of March, 2020.

NOTARY PUBLIC

My commission expires: 6-16-2021

DAVID B. FOUTCH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$158,000.00.**

AFFIANT

Sworn to and subscribed to before me this 31st day of March, 2020.

NOTARY PUBLIC

My commission expires: 6-16-2021

DAVID B. FOUTCH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY