WARRANTY DEED

Karen Johnson Davidson County
Batch# 404383 DEEDWARR
05/21/2020 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20200521-0053165

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Emily Reed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF May, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/3/2023

(AFFIX SEAL)

VENKKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Lautt, Trustee of Tip Top Trust Agreement	Owner at owners address	
(NAME)	(NAME)	04311007000
P. O. Box 23096		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37202		
(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, **Nick Martin, Trustee of 205 Archwood Drive Trust**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chad Lautt, Trustee of Tip Top Trust Agreement dated 10/11/2007,** HEREINAFTER CALLED THE GRANTEE, IT'S 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. 19 on the Plan of Archwood Acres, Section 1, as of record in Book 2133, Page 120, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of Archwood Drive at the corner of Lots Nos. 18 and 19; thence with the line between said two lots westwardly 323.38 feet; thence South 68 deg. 11' 30" West 82 feet to a concrete monument; thence South 35 deg. 19' 30" East 197.88 feet to the corner of Lot No. 19 and a tract marked "Reserved"; thence with the line between said two lots eastwardly 228.98 feet to the westerly margin of Archwood Drive; thence with same northwardly 112 feet to the beginning.

Being the same property conveyed to Nick Martin, Trustee of the 205 Archwood Drive Trust, by virtue of that certain Deed dated October 7, 1999, and being of record at Book 11695, Page 286 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 2133, Page 120,and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 205 Archwood Dr. Madison, TN 37115
(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 18th day of May, 2020.

Successor Trustee

Wayne Stevens, Successor Trustee

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Wayne Stevens, Successor Trustee** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of May, 2020.

Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21