Karen Johnson Davidson County
Batch# 430405 DEEDWARR
07/06/2020 11:09:01 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20200706-0072270

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Karen Lea Ingram
102 Becker Avenue
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
First Horizon Bank, ISAOA/ATIMA
12195 Metro Parkway
Fort Myers, Florida 33966

MAP 053
GROUP 11 0
PARCEL 063.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Southern Preservation Trust, dated May 7, 2020, W.M. Flum Trustee** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Karen Lea Ingram, a single woman**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Lot 28 and Lot 29, Block B, on the Plan of Life and Casualty Insurance Company Subdivision No. 3, Old Hickory, as of record in Plat Book 974, Page 11, Register's Office, Davidson County, Tennessee. Said part of Lot 28 being the westerly 1 ½ feet fronting on the southwesterly side of Becker Avenue and running back between parallel lines 175 feet to a dead line. Said Lot 29 fronting 60 feet on the southwesterly side of Becker Avenue and running back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Southern Preservation Trust, W.M. Flum, Trustee, by Quitclaim Deed from River Lake Trust, T. L. La Fever, Trustee, dated May 27, 2020 and filed of record in Instrument No. 20200529-0055780, in the Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2020 taxes and subsequent years.
2. Matters shown on the recorded plat of Plan of Life and Casualty Insurance Company Subdivision No. 3, of record in Plat Book 974, Page 11, said Register's Office.
3. Restrictive Covenants contained in instrument of record Book 1360, Page 55 and Book 1088, Page 55, said Register's Office.
4. Easement for Sanitary Sewers of record Book 1003, Page 51, said Register's Office.
5. Title to that portion of the premises, if any, embraced within the charter right-of-way of Book 736, Page 384 Railroad.
6. Utility Easement for telephone and telegraph linesof record Book 662, Page 743, said Register's Office.
7. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 102 Becker Avenue, Old Hickory, Tennessee 37138.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Karen Lea Ingram, a single woman, her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this the 29th day of June, 2020.

Southern Preservation Trust, dated May 7, 2020, W.M. Flum Trustee

By: W.M. Flum, 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 **W.M. Flum**, 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, and who further acknowledged that he is the trustee of the **Southern Preservation Trust, dated May 7, 2020, W.M. Flum Trustee,** and acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Brentwood, (city), Tennessee, (state), this 29, day of Jun, 2020

Notary Public
My Commission Expires
My Commission expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $260,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of June, 2020.

NOTARY PUBLIC
My Commission Expires
My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY