Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2169

Karen Johnson Davidson County
Batch# 450288 DEEDWARR
08/05/2020 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,146.63
20200805-0086633

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of August, 2020

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
William Lucas Barton 1985 Carloss Drive Nashville, TN 37210	F&M Bank, ISAOA/ATIMA 320 Main Street Suite 100 Franklin, TN 37064	106-14-0-026.00

WARRANTY DEED

FOR AND IN 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/WE,

Amanda Dean, Successor Trustee of The 1985 Carloss Drive Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Lucas Barton, unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 30 in the Raymond Heights Subdivision of record in Book 1424, Page 141, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 60 feet on the Westerly side of Carloss Drive and runs back 157.8 feet on the Northerly side and 163.4 feet on the Southerly side to a dead line, measuring 98.6 feet along said rear line.

Being the same property conveyed to Thomas E. Williams and wife, Marion F. Williams by Warranty Deed from George B. Atkins and wife, Dean B. Atkins of record in Book 2435, Page 417, Register's Office for Davidson County, Tennessee, dated June 03, 1955 and recorded on June 11, 1955. (Value or consideration shown in aforementioned deed $7,190.21.)

The said Thomas E. Williams having predeceased Marion F. Williams and the said Marion F. Williams having died on July 16, 2019, in Davidson County, Tennessee appointing her son Paul E. Williams Executor of her Estate by Last Will and Testament admitted to Probate, Docket No. 19P-1474, Circuit Court for Davidson County, Tennessee, Probate Division.

Being the same property conveyed to Brandon Adams, Trustee, of The 1985 Carloss Drive Trust by Warranty Deed from Estate of Marion F. Williams of record in Instrument No. 20200313-0028187, Register's Office for Davidson County, Tennessee, dated March 12, 2020 and recorded on March 13, 2020. (Value of consideration shown in aforementioned deed $287,000.00.)

The said Brandon Adams having resigned as Trustee and the said Amanda Dean having been appointed Successor Trustee of The 1985 Carloss Drive Trust.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **1985 Carloss Drive, Nashville, TN 37210.**

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of August, 2020.

The 1985 Carloss Drive Trust

By: _____
Amanda Dean, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

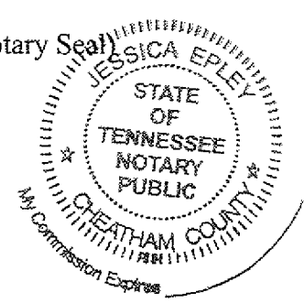
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Amanda Dean, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Successor Trustee of The 1985 Carloss Drive Trust the within named bargainor, and that she as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 4th day of August, 2020.

_____
Notary Public

My Commission Expires: 8/6/23

(Notary Seal)



True Copy Certification

I, **Jennifer Pennell**, 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.

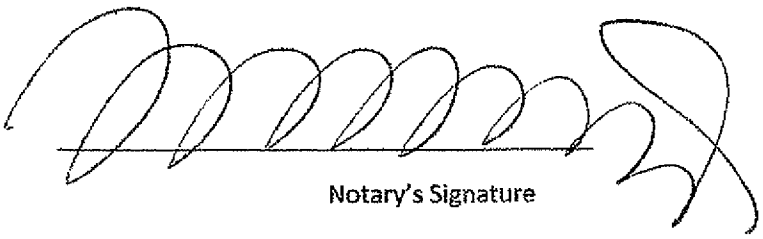


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

