Karen Johnson Davidson County
Batch# 479705 DEEDWARR
09/21/2020 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20200921-0107736

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/29/21
(AFFIX SEAL)

R-VRES-20-400-310

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Donna McClain Robinson	Legacy Home Loans	
(NAME) **400 Herron Drive, #310**	(NAME) 4004 Hillsboro Pk 216B	**105-12-0B-050.00-CO**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY R. FUTRELL, TRUSTEE OF THE 2018 TIMOTHY R. FUTRELL INTER VIVOS TRUST CREATED PURSUANT TO INSTRUMENT OF REVOCABLE TRUST DATED DECEMBER 10, 2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONNA MCCLAIN ROBINSON, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 310 of Alloy Condominium, described in the Declaration for Alloy Condominium, of record in Instrument No. 20161123-0123972, amended in Instrument No. 20170616-0060696 and 20180530-0051643, Register's Office for said County, to which reference is hereby made,. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Timothy R. Futrell, as trustee of The 2018 Timothy R. Futrell Inter Vivos Trust created pursuant to Instrument of Revocable Trust dated December 10, 2018 by Quitclaim deed from Tim Futrell of record in Instrument No. 20181210-0120125 Register's Office for Davidson County, Tennessee, dated December 10, 2018 and recorded on December 10, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20161012-0108018, and Instrument Number 20161123-0123972, Instrument No. 20170616-0060696, Instrument No. 20180530-0051643, and 20181012-0101119, Partial Assignment of Declarant's Rights of record in Instrument No. 20161123-0123977, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20161123-0123973, in the Register's Office for Davidson County, Tennessee.
- Partial Assignment of Declarant's Rights of record in Instrument Number 20161123-0123977, in the Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 4660, Page 169, Register's Office for Davidson County, Tennessee.
- Public Utility and Drainage Easement of record in Book 5229, Page 212, in the Register's Office for Davidson County, Tennessee.
- Cable Easement to USA of record in Book 10219, Page 374, in the Register's Office for Davidson County, Tennessee.
- Easement Deed by Court order in Settlement of Landowner Action of U.S. Sprint Communications Company of record in Instrument Number 20140114-0003778, and Affidavit in Instrument No. 20140416-0031703, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20171127-0120866, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **400 Herron Drive, #310, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 17th DAY OF SEPTEMBER, 2020.

The 2018 Timothy R. Futrell Inter Vivos Trust created pursuant to Instrument of Revocable Trust dated December 10, 2018

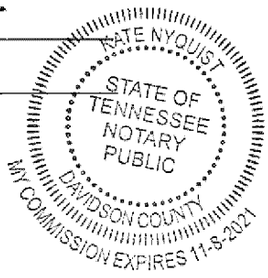
BY: Timothy R. Futrell, Trustee
Timothy R. Futrell
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY R. FUTRELL, TRUSTEE of THE 2018 TIMOTHY R. FUTRELL INTER VIVOS TRUST CREATED PURSUANT TO INSTRUMENT OF REVOCABLE TRUST DATED DECEMBER 10, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 17th of September, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)