Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-1618

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Janice Singleton
Affiant

Karen Johnson Davidson County
Batch# 595301 DEEDWARR
03/18/2021 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210318-0036256

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of March, 2021

Tawnya M. Buster
Notary Public

TAWNYA M. BUSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Commission Expires: 9/7/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
William F. Forbes, Jr. , Nancy G. Forbes 218 Oak Hill Drive Lebanon, TN 37087	US Bank, NA 4801 Frederica St Owensboro, KY 42301	075-09-0-227.00

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,

Amy M. Huffines, Investment Advisor and Ricky H. Huffines, Trustee of The 284 Bonnaspring Drive Trust dated June 08, 2017

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

William F. Forbes, Jr. and Nancy G. Forbes, husband and wife,

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. 1091 on the Plan of Section Nine Hermitage Hills of record in Plat Book 3600, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 284 Bonnaspring Drive Trust dated June 08, 2017 by Quitclaim deed from Amy M. Huffines of record in Instrument No. 20170727-0076127 Register's Office for Davidson County, Tennessee, dated June 08, 2017 and recorded on July 27, 2017.

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: 284 Bonnaspring Drive, Nashville, TN 37076

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 used, 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 16th day of March, 2021.

284 Bonnaspring Drive Trust dated June 8, 2017

By: _____, Investment Advisor
Amy M. Huffines, Investement Advisor

By: _____ TRUSTEE
Ricky H. Huffines, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Amy M. Huffines, Investment Advisor and Ricky H. Huffines, Trustee** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged as the Investment Advisor and Trustee **of The 284 Bonnaspring Drive Trust dated June 8, 2017,** and as such **Investment advisor and Trustee**, and as duly authorized, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 16th day of March, 2021.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 6-20-2021

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 12-2-23

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY