(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/01/05 10:38 2 pgs
Fees:13.00 Taxes:1480.00

20051201-0144342

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2005.

LESLIE RUBENSTEIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 6-19-2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY COMM. EXPIRES: 6-19-2007
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Kersh		Map 131-06-B
(NAME)	(NAME)	Parcel 41
52 Brookhill Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, I, **GRACE C. SINCLAIR, TRUSTEE OF THE COLIN J. SINCLAIR AND/OR GRACE C. SINCLAIR REVOCABLE LIVING TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES **DAVID KERSH, AN UNMARRIED PERSON, AND KERRY N. HARVICK, AN UNMARRIED PERSON,** 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. 41 as shown on the Plan of Burton Hills Village of Foxview Tract 5, a portion of Zone Lot II, of record in Plat Book 6250, page 562, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to The Colin J. Sinclair and/or Grace C. Sinclair Revocable Living Trust Through Colin J. Sinclair and Grace C. Sinclair, Trustees, by Quitclaim Deed from Colin J. Sinclair and Grace C. Sinclair of record in Instrument #20021209-0151265, said Register's Office. Colin J. Sinclair has since died.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 6250, page 564, said Register's Office; (c) restrictive covenants of record in Book 6326, page 588, Book 6517, page 522, Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, Book 7146, page 188, Book 6626, page 937 and Book 6917, page 710, said Register's Office; (d) easement of record in Book 3702, page 250, said Register's Office; and (e) agreements of record in Book 6470, page 383 and Book 6655, page 47, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 52 Brookhill Circle, Nashville, TN 37215
(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 30th day of November, 2005.

The Colin J. Sinclair and/or Grace C. Sinclair
Revocable Living Trust

By: Grace C. Sinclair. Trustee.
Grace C. Sinclair, 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 Grace C. Sinclair, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and acknowledged that she is the Trustee of The Colin J. Sinclair and/or Grace C. Sinclair Revocable Living Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 30th day of November, 2005.

Commission expires:



Kathy Snider
Notary Public