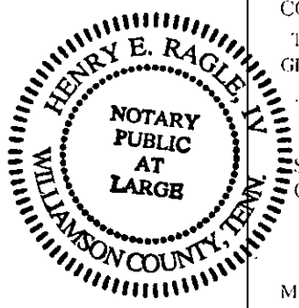
File No. 290300972

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Myra B. Harrison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires: July 6, 2010
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090024525 DEEDWARR
Recvd: 04/14/09 12:32 2 pgs
Fees:13.00 Taxes:610.50
20090414-0033706

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Myra B. Harrison	Myra B. Harrison	32-9-63
(NAME)	(NAME)	
4832 Indian Summer Drive	4832 Indian Summer Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37064	Nashville, Tennessee 37064	
(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 considerations, the receipt of which is hereby acknowledged, I, Lee Anna Brooks, Trustee, U/A/D December 17,2008 of the Revocable Trust of Lee Anna Brooks, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Myra B. Harrison and Llewellyn A. Harrison, wife and husband, hereinafter called the grantee(s), Her 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. 152 on the Plan of First Revision, Section One, Quail Ridge, of record in Plat Book 6250, Page 396 and amended in Plat Book 6900, Page 300, Register's Office for Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEGINNING at a point on the Southerly margin of Indian Summer Drive, said point being a common front corner with Lot No. 153 on said Plan; thence running S. 05 degree 58' W., a distance of 250 feet to a point, said point being a common rear corner with Lot No. 153; thence running N. 84 degrees 02' W., a distance of 80 feet to a point; thence running N. 05 degrees 58' E., a distance of 250 feet to a point located on the Southerly margin of Indian Summer Drive; thence running in an Easterly direction along the margin of Indian Summer Drive, 80 feet to a point, said point being the point of beginning, containing 20,000 square feet or .468 acres, more or less.

BEING the same property conveyed to Lee Anna Brooks, Trustee U/A/D December 17, 2008 of the Revocable Living Trust of Lee Anna Brooks by Quitclaim Deed from Lee Anna Brooks, dated December 17, 2008, filed December 30, 2008, of record by Instrument No. 20081230-0123319, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Frank N. Brooks and wife, Lee A. Brooks by Warranty Deed dated November 16, 1988, filed November 22, 1988, from Powell Real Estate Company, of record in Book 7709, Page 421, Register's Office for Davidson County, Tennessee. The said Frank N. Brooks having since died.

Subject to all matters as set forth on the plat of record in Plat Book 6250, Page 396 and amended in Plat Book 6900, Page 300, Register's Office of Davidson County, Tennessee.

Restrictive Covenants of record in Book 6969, Page 70, Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4832 Indian Summer Dr., Nashville, TN 37207
(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 GRANTEE(S), Her 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), 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 9th day of April, 2009.

Lee Anna Brooks, Trustee, U/A/D December 17,2008 of the Revocable Trust of Lee Anna Brooks

By: Lee Anna Brooks
Lee Anna Brooks, Trustee

Attest: _____

STATE OF TENNESSEE TR

COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lee Anna Brooks, with whom I am personally acquainted and who proved herself to be the Trustee of the Revocable Trust of Lee Anna Brooks U/A/D December 17, 2008, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 9th day of April, 2009.

Commission expires:

My Commission Expires: July 6, 2010

_____
Notary Public

HENRY E. RAGSDALE IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Lee Anna Brooks, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 4/9/2009.

File Number: 290300972

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064