# WARRANTY DEED




State of Tennessee )
County of Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of October, 2009

Notary Public

My Commission Expires ~~01/03/11~~ 9/23/2013 (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

**Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027**

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **Warren F. Hanson and Donna J. Hanson** | Same as new owner | 181-01-0-A |
| (NAME) 7040 Sugarplum Road | (NAME) | 110CO |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**FOR AND CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Victoria K. Morrison Trustee and Authorized Agent for the Estate of Julian Byron Chadwick**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Warren F. Hanson and Donna J. Hanson**, hereinafter called the Grantee(s), 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. 133 on the Plan of Sugar Valley, Section Three, a Planned Unit Development, as of record in Instrument No. 200004100035743, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to "The Julian B. Chadwick and/or Betty J. Chadwick Revocable Living Trust" through Julian B. Chadwick and Betty J. Chadwick , by Deed from Julian B. Chadwick and Betty J. Chadwick, of record in Instrument No. 20030717-0100319, Register's Office for Davidson County, Tennessee. Julian B. Chadwick having since died May 4, 2009 and Betty Jean Chadwick having since died September 25, 2006. See attached Resolution in Exhibit A.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Sugar Valley, of record in Book 11069, Page 14, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 7040 Sugarplum Road, Nashville, TN, 37211.

(House Number) (Street) (City or Town) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20090076302 DEEDWARR
Recvd: 11/09/09 09:21 6 pgs
Fees:33.00 Taxes:814.00

20091109-0103269

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF,** our hand, this 30th day of October, 2009.

Victoria K Morrison, Trustee

**Victoria K. Morrison**
**Trustee for the Estate of Julian Byron Chadwick**

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 **Victoria K. Morrison, Trustee for the Estate of Julian Byron Chadwick** the bargainor(s), 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.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of October, 2009.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

Exhibit A

**RESOLUTION OF ALL SUCCESSOR TRUSTEES**
**and**
**SURVIVING INCOME AND PRINCIAL BENEFICIARIES**
**of the**
**THE JULIAN B. CHADWICK AND/OR BETTY J. CHANDWICK**
**REVOCABLE LIVING TRUST**

THIS RESOLUTION is made and shall be effective the 8TH. Day of October, 2009, by the undersigned constituting all Successor Trustees and Surviving Income and Principal Beneficiaries of The Julian B. Chadwick and/or Betty J. Chadwick Revocable Living Trust, dated the 15th. day of July, 2003 (the" Trust"), as witnessed by the signatures of all Successor Trustees and Surviving Income and Principal Beneficiaries of the Trust, as follows:

WHEREAS, pursuant to the terms and provisions of the Trust, Julian B. Chadwick and Betty J. Chadwick were appointed, as Co-Trustees of the Trust; and,

Whereas, pursuant to the provisions of the "Notarized Summary of Trust The Julian B. Chadwick and/or Betty J. Chadwick Revocable Living Trust" of record in Instrument No. 20030717-0100318, Register's Office for Davidson County, Tennessee (the "Summary"), the said Julian B. Chadwick and Betty J. Chadwick were "1. ...designated as the Trustees until both of their deaths..."; and,

Whereas, both the said, Julian B. Chadwick and Betty J. Chadwick have since died, the said Betty J. Chadwick death preceding the death of the said, Julian B. Chadwick; and,

Whereas, pursuant to the provisions of the Summary, "... 2. Upon the end of the terms of the original Trustees, David B. Chadwick is appointed as First Successor Trustee. Ernest G. Chadwick is designated Second Trustee..."; and,

Whereas, prior to his death the said Julian B. Chadwick did or attempted to change paragraph 2, of the Summary, to read as follows, "...2. Upon the end of the terms of the original Trustees, Victoria K. Morrison is appointed as First Successor Trustee. Karen A. Wheelock is designated Second Trustee..."; and,

Whereas, the Trust is attempting to sell and convey the real property of the Trust located at, 7040 Sugar Plum Road, Nashville, Tennessee 37211, and more fully described by Quit Claim Deed of record in Instrument No. 20030717-0100319, Register's Office for Davidson County, Tennessee, to which instrument reference is made for a full legal description (the "Trust Property"); and,

Whereas, in order to permit the orderly sale of the Trust Property and to prevent any conflict, as to the named Trustee authorized to act on behalf of the Trust, all Successor Trustees and Surviving Income and Principal Beneficiaries of the Trust

have agreed and desire to designate, Victoria K. Morrison, as the Trustee and Authorized Agent of the said Trust.

NOW THEREFORE, BE IT RESOLVED, that Victoria K. Morrison, shall be designated as, Trustee and Authorized Agent of the said Trust, and is authorized to execute any and all; listing agreement(s), contract(s) of sale, settlement statement(s), lien affidavit(s), and any and all other ordinary and necessary documents required by any real estate broker, title company and/or closing attorney, on behalf of the Trust in order to transact business of and complete the sale of the Trust Property.

BE IT FURTHER RESOLVED, that the powers granted to Victoria K. Morrison, as, Trustee and Authorized Agent of the said Trust, are deemed ratified by the undersigned, as all named Successor Trustees and Surviving Income and Principal Beneficiaries of the Trust, and legal obligations of the Trust, without any further action thereon and any third party may rely on this Resolution as evidence of requisite authority for Victoria K. Morrison, as, Trustee and Authorized Agent of the said Trust, and to bind the Trust.

BE IT FURTHER RESOLVED, that the said Trust has been duly created under the laws of the State of Tennessee. The undersigned further certify that the Trust is current and has not been terminated and/or revoked.

IN WITNESS WHEREOF, all Successor Trustees and Surviving Income and Principal Beneficiaries of the Trust have executed this resolution effective the day and date first above written.

DANIELLE JABLONSKI STATE OF TENNESSEE NOTARY PUBLIC COUNTY of DAVIDSON

David B. Chadwick

Ernest G. Chadwick

my commission expires 11-07-12

Victoria K. Morrison

Karen A. Wheelock

DANIELLE JABLONSKI STATE OF TENNESSEE NOTARY PUBLIC COUNTY of DAVIDSON

my commission expires 11-07-12

TIM ELLRICH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 5, 2011

10/23/09

Expires 7/5/2011

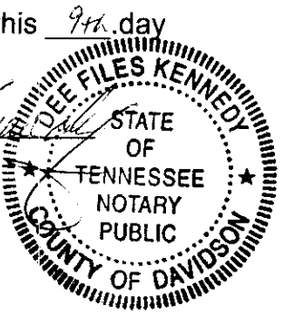
State of Tennessee
County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victoria K. Morrison, the bargainor ,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.

Witness my hand and official seal at BRENTWOOD, Tennessee, this 9th day of October, 2009.

Notary Public

My commission expires: 1/3/11



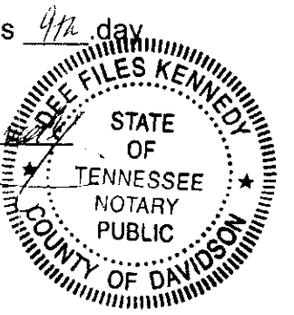

State of Tennessee
County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen A. Wheelock, the bargainor ,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.

Witness my hand and official seal at BRENTWOOD, Tennessee, this 9th day of October, 2009.

Notary Public

My commission expires: 1/3/11



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 David B. Chadwick, the bargainor ,with whom I am personally acquainted ( or proved to me on the basis of satisfactory evidence ) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of October, 2009.

Notary Public

My commission expires: 11-07-2012

DANIELLE JABLONSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of DAVIDSON

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 Ernest G. Chadwick, the bargainor ,with whom I am personally acquainted ( or proved to me on the basis of satisfactory evidence ) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of October, 2009.

Notary Public

My commission expires: 11-07-2012

TIM ELLRICH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 5, 2011

10/23/2009

DANIELLE JABLONSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of DAVIDSON

My Commission Expires
7/5/2011