BOX 10-A

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100026765 DEEDWARR
Recvd: 05/05/10 13:14 2 pgs
Fees:13.00 Taxes:1998.00
20100505-0034050

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2010.

Notary Public

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Shannon B. Terry | Franklin American Mortgage Co. | |
| (NAME) | (NAME) | |
| 1019 Stonewall Drive | 501 Corporate Centre Drive, #400 | 131-16-36 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37220 | Franklin, TN 37067 | |
| (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, WE, **ANNE BROWNING LARA, SUCCESSOR CO-TRUSTEE OF THE MARY H. BROWNING ROSE REVOCABLE LIVING TRUST AGREEMENT, DATED NOVEMBER 5, 1998**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHANNON B. TERRY, MARRIED,** 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. 10 on the Revised Plan of Gateway Acres, Second Addition, as of record in Book 1424, page 83, Register's Office for said County.

Said Lot No. 10 fronts 187.5 feet on the southerly side of Stonewall Drive and extends back 375.6 feet on the westerly line and 351 feet on the easterly line to the northerly margin of Lot No. 11, measuring 215.6 feet thereon, containing 1.67 acres, more or less.

Being the same property conveyed to Mary H. Browning Rose, Trustee, and any Successor Trustees thereto, U/A/D November 5, 1998 by deed from Mary Helen Browning, dated November 5, 1998, of record in Book 11199, page 100, Register's Office for Davidson County, Tennessee. The said Anne Browning Lara has been appointed as Successor Co-Trustee as evidenced by Certification of Trust of record as Instrument No. 20100505-0034049, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2010 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom; (b) all matters appearing on the plan of record in Book 1424, page 83, Register's Office of said County; and (c) restrictions of record in Book 1066, page 402 and Book 1730, page 114, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 1019 Stonewall Drive, Nashville, TN 37220
(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 30th day of April, 2010.

Anne Browning Lara

Anne Browning Lara, Successor Co-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 Anne Browning Lara, Successor Co-Trustee, 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 Nashville, Tennessee this 30th day of April, 2010.

Kevin D. Montgomery Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011