BILL GARRETT, Davidson County
Trans:T20110036879 DEEDWARR
Recvd: 06/20/11 14:46 2 pgs
Fees:13.00 Taxes:247.90
20110620-0047255

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Stacey Griffin Garmon, Trustee
716 Ermac Drive
Hermitage, TN 37076

MORTGAGEE

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 107-03-0
PARCEL 006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **John Lee Murphy, Successor Trustee UAD June 2, 2003 of the Lillian L. Standridge Revocable Living Trust Agreement,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Stacey Griffin Garmon, Trustee of The Barbara A. Hooper Irrevocable Trust UAD December 9, 1999,** 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. 16 on the Plan of The Highlands, as of record in Book 2663, Page 127, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lillian L. Standridge, Trustee UAD June 2, 2003 of the Lillian L. Standridge Revocable Living Trust Agreement and any Successors in Trust by Quitclaim Deed from Lillian L. Standridge, Individually, dated June 2, 2003 and filed of record in Instrument No. 20030617-0083377, Register's Office for Davidson County, Tennessee. John Lee Murphy has been appointed as Successor Trustee by Resignation of Trustee of record in Instrument No. 20110325-0023200, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles H. Standridge and wife, Lillian L. Standridge by Warranty Deed from Carl Clide Woodson and wife, Violet Woodson, dated February 22, 1967 and filed of record in Book 4105, Page 317, Register's Office for Davidson County, Tennessee. The said Charles H. Standridge has since died.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Right of Way of record in Book 4346, Page 648; Release of Access Restrictions of record in Book 8657, Page 367; restrictive covenants; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 2663, Page 127, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **716 Ermac Drive Hermitage, 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 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 our hands this 15th day of June, 2011.

John Lee Murphy, Successor Trustee UAD
June 2, 2003 of the Lillian L. Standridge
Revocable Living Agreement

STATE OF Massachusetts
COUNTY OF Norfolk

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John Lee Murphy, Successor Trustee UAD June 2, 2003 of the Lillian L. Standridge Revocable Living Trust Agreement, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of June, 2011.

NOTARY PUBLIC

TRYNA MILLS
Notary Public
Commonwealth of Massachusetts
My Commission Expires February 6, 2015

My Commission Expires: 2/6/2015

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $67,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of June, 2011.

NOTARY PUBLIC

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/2/15