THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 30092-06-2011** ~~Record & Return To:~~ ~~First Title and Escrow Company, Inc.~~ ~~2000 Richard Jones Road, Suite 110~~ ~~Nashville, TN 37215~~	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $799,000.00. Rose Tignor Affiant Subscribed and sworn to before me this 15th day of June, 2011. Notary Public My Commission Expires: 5/20/14

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Brian J. Geraghty, Jocelyn M. Geraghty 1223 Nichol Lane Nashville, TN 37205	**Send Tax Bills To:** Brian J Geraghty 1223 Nichol Lane Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 130 090 11900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Barret Ashley Gillum, Trustee of the Mary Barret Ashley Gillum Living Trust, established by the Revocable Trust Agreement of Mary Barret Ashley Gillum dated December 31, 2007, with full power to sell, transfer, mortgage and convey without signature of any beneficiary**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian J. Geraghty and wife, Jocelyn M. Geraghty** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1223 Nichol Lane, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of June, 2011.

Mary Barret Ashley Gillum, Trustee

Mary Barret Ashley Gillum, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary Barret Ashley Gillum, Trustee**, 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, at office, this 15th day of June, 2011.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
August 23, 2011

BILL GARRETT, Davidson County
Trans:T20110037623 DEEDWARR
Recvd: 06/23/11 09:48 2 pgs
Fees:13.00 Taxes:2956.30
20110623-0048158

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7, Block 4, on the Plan of Highlands of Belle Meade, of record in Plat Book 547, page 180, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Mary Barret Ashley Gillum, Trustee of the Mary Barret Ashley Gillum Living Trust, established by the Revocable Trust Agreement of Mary Barret Ashley Gillum dated December 31, 2007, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, by deed dated December 31, 2007, from Mary Barret Ashley Gillum, of record in Instrument No. 20080103-0000721, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, prorated by the parties and assumed by the Grantees. Map and Parcel No. 130 090 11900.
2. All matters appearing on the Plan of record as Book 547, page 180, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains and appurtenances, of record in Book 6346, page 567, Register's Office for Davidson County, Tennessee.

Please return to:
Main Street Title
106 S. Public Sq, 101
Centerville, TN 37033