Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Subscribed and sworn to before me, this 9th day of September 2011.

Notary Public
My commission expires: January 29, 2012

SHERI PROW PARSONS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 09/14/11 15:06 4 pgs
Fees:23.00 Taxes:296.00
20110914-0071417

Address of New Owner:	Send Tax Bills to:	Tax Information
Debra Tuggle Braun Trustee 2252 Canoe Branch Rd. Lebanon, TN 37087	Same	096160A05300CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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 Dennis Ray Boyd and wife Barbara E. Boyd hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Debra Tuggle Braun Trustee of The Debra Tuggle Braun Living Trust established May 7, 2007 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:

Being Lot No. 37 of the First Revision, Phase One, Section Two, Larchwood Planned Unit Development of record in Plat Book 6200, page 347, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Dennis Ray Boyd and wife, Barbara E. Boyd by deed from Larchwood Homes Associates of record in Book 7017, page 907, dated 10/17/86, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2011 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of First Revision, Phase One, Section Two, Larchwood Planned Unit Development of record in Book 6200 Page 347, Register's Office for Davidson County, Tennessee 3)

Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 6299 page 152, and amended in Book 6301, page 82, Book 6391, page 449, Book 7434, page 620, Book 7792, page 540, Book 8032, page 432, and Book 9827, page 12 and in any allied instruments(s) referred to in said restrictions. 4) Bylaws for Larchwood Homeowners Association of record in Book 6299 Page 166, and amended in Book 6301, page 96, Book 6391, page 459, Book 6873, page 939, and Book 7271, page 342 5) Charter for Larchwood Homeowners Association of record in Book 5391 Page 434 6) Subject to HOA common areas of record in Book 6767, page 385

This property is improved property known as 117 Lakebrink Dr., Nashville, Tennessee 37214

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 9th day of September, 2011.

Dennis Ray Boyd

Barbara E. Boyd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis Ray Boyd and Barbara E. Boyd, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of

satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 9th day of September, 2011.

Notary Public

My Commission expires: 2/23/15

FILE NO: 06904

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

