**Prepared By & Return To:**
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
11-0339T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$131,450.00.**

Deborah Trombley
Affiant

**SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th ~~day~~ of October, 2011.**

Notary Public
Commission Expiration:

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014

| **ADDRESS OF NEW OWNER:** | **SEND TAX BILLS TO:** | **MAP-PARCEL:** |
|---|---|---|
| **Charles James Trombley** | **Primary Residential Mtg.** | **086-08-0-057.00** |
| **2124 Strombury Drive** | **4750 W. Wiley Post Way, Ste 200** | |
| **Hermitage, TN 37076** | **Salt Lake City, Utah 84116** | |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**John Lee Murphy, Substitute Trustee of Lillian L. Standridge Revocable Living Trust U/A/D June 2, 2003**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Charles James Trombley, a married man**

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:

**Being all of Lot No. 396 on the plan of Phase I, Camden Woods, as shown on plat of record filed in Plat Book 6900, Page 697, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.**

**Being the same property conveyed to Lillian L. Standridge, Trustee U/A/D June 2, 2003 of the Lillian L. Standridge Revocable Living Trust Agreement, and any Successors in Trust and any amendments thereto by Quitclaim Deed dated June 2, 2003 from Lillian Standridge, Individually, and filed of record in Instrument No. 20030617-0083378, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS MADE SUBJECT TO: Real Property taxes for the year 2011 and every year thereafter; Restrictions of record in Book 7620, Page 561, Book 7657, Page 580, Book 7675, Page 926, Book 8241, Page 196, Book 9036, Page 329, Book 9231, Page 737, and in Instrument No. 20080924-0096976; Any and all matters on plan of record in Plat Book 6900, Page 697; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE FURTHER SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **2124 Strombury Drive Hermitage, TN 37076**

BILL GARRETT, Davidson County
Trans:T20110065076 DEEDWARR
Recvd: 10/18/11 12:24 2 pgs
Fees:13.00 Taxes:486.37
20111018-0080966

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 13th day of October, 2011.**

Lillian L. Standridge Revocable Living Trust

By: John Lee Murphy
Its: Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public, of the sate and county aforesaid, personally appeared **John Lee Murphy**, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the **Successor Trustee** of the **Lillian L. Standridge Revocable Living Trust**, the within named bargainor, a **Trust**, and that he as such **Successor Trustee**, as duly authorized he executed the foregoing instrument for the purposes therein contained, by signing the name of the **Trust** by himself as **Successor Trustee**.

**Witness my hand and official seal at Nashville, Tennessee this 13th day of October 2011.**

ROBBI A. ASHLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires September 9, 2014

Notary Public
Commission Expiration:

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STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 20____, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

Notary Public
Commission Expiration:

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STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 20____.

Notary Public
Commission Expiration: