BILL GARRETT, Davidson County
Trans:T20110076455 DEEDWARR
Recvd: 12/05/11 09:43 3 pgs
Fees:18.00 Taxes:4440.00
20111205-0094387

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
FARRIS MATHEWS BOBANGO, PLC
618 CHURCH STREET, SUITE 300
NASHVILLE, TN 37219

WARRANTY DEED

Address of new owner as follows	Send tax bills to:	Map-Parcel No.
Michael J. Carell **5444 Granny White Pike** **Brentwood, TN 37027**	**Same**	**159-00-0-048.00**

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Know all men by these presents that, **Louise M. Taylor, Successor Trustee of the 5444 Granny White Trust**, (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Michael J. Carell and wife Jennifer Carell** (collectively, the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Final Plat, Revision 1, Resubdivision of Lot 1, H.P. Gwinner Subdivision, of record as Instrument No. 20051104-0134153 and revised as Instrument No. 20060727-0090932, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LEW CONNER, TRUSTEE OF THE 5444 GRANNY WHITE TRUST, by deed from LARRY KELL HOLLAND AND MARIA A. HOLLAND, of record as Instrument No. 20071220-0146334, dated December 12, 2007, said Register's Office. Being furthered conveyed to LOUISE M. TAYLOR, SUCCESSOR TRUSTEE OF THE 5444 GRANNY WHITE TRUST, by Quitclaim Deed from 5444 GRANNY WHITE TRUSTE LEW CONNER, TRUSTEE, of record as Instrument No. 20090226-0016889, dated January 29, 2009, said Register's Office.

This is improved property commonly known as: **5444 Granny White Pike, Brentwood, Tennessee 37027.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and including, but not limited to: (a)matters shown on the Plan of record as Instrument No. 20051104-0134153 and revised as Instrument No. 20060727-0090932, said Register's Office; (b) Restrictive Covenants contained in instrument of record as Instrument No. 20071220-0146333, said Register's Office and (c) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7946, page 888 and Instrument No. 20061025-0132307, said Register's Office.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees and their heirs, successors and assigns, forever.

The Grantor, for him/herself and his/her heirs, successors and assigns covenants with the Grantees that Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind him/herself and his/her heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees and their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the 30 day of November, 2011.

5444 Granny White Trust

By: L. T. Trustee
Louise M. Taylor, Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Louise M. Taylor, as Successor Trustee of the 5444 Granny White Trust** the within named 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 as Successor Trustee of the 5444 Granny White Trust.

Witness my hand, at office on 11/30/11.

Notary Public

MILLER HOGAN II
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 10, 2013

My commission expires: Nov. 10 2013

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value for this transfer of this property, whichever is greater is $1,200,000.00.

Affiant

Sworn to and subscribed before me
on 11/30/11.

Notary Public
My Commission Expires:

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
May 6, 2013
STATE OF TENNESSEE