BC436
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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120018087 DEEDWARR
Recvd: 03/12/12 14:03 3 pgs
Fees:18.00 Taxes:1083.73
20120312-0021360

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $292,000.00.

Affiant

Subscribed and sworn to me on March 12, 2012.

NOTARY PUBLIC
My Commission Expires: 1·7·2013

JAN L. BACHUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25270SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
H. Rodes Hart, Jr. Brookside Properties, Inc. Attn: Jan L. Bachus 2002 Richard Jones Road, Suite C200 Nashville, TN 37215	SAME AS NEW OWNERS ADDRESS	115-14-036

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, The Lewis W. Gordon and Jill T. Gordon Living Trust Agreement, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto H. Rodes Hart, Jr., hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 707 on the Plan of West Meade Farms, VII, of record in Book 2331, page 13, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Lewis W. Gordon and wife, Jill T. Gordon, by Deed from William C. Simmons and wife, Gwynne K. Simmons, of record in Book 8418, page 829, in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed, Jill T. Gordon conveyed her interest in said property to The Lewis W. Gordon and Jill T. Gordon Living Trust Agreement recorded as Instrument No. 20100719-0056339 in said Register's Office. Lewis T. Gordon is now deceased, having died on September 6, 2011, in Rutherford County, Tennessee. Scrivener's Affidavit has been recorded to correct Quitclaim Deed of record as Instrument No. 20120216-0013489, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Subject to matters shown on Plan of record in Book 2331, page 13, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 6412 Bresslyn Road, Nashville, TN 37205.

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 GRANTOR does covenant with the said GRANTEE that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, 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 on March 12, 2012.

The Lewis W. Gordon and Jill T. Gordon
Living Trust Agreement

By: _____
Jamie Oquin, Trustee

_____
Jill T. Gordon, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Jamie Oquin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged herself to be the Trustee of The Lewis W. Gordon and Jill T. Gordon Living Trust Agreement, the within named bargainor, and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust Agreement by herself as Trustee.

Witness my hand, at office, on March 12, 2012.

_____
Notary Public

My Commission Expires:

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
David B. Herbert
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of March 2012, before me personally appeared Jill T. Gordon, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 12th day of March 2012.

NOTARY PUBLIC



NOTARY PUBLIC
David B. Herbert
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

My Commission Expires: