Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
709 Rachels Trail Land Trust 1720 West End Ave, Ste 402 Nashville, TN 37203	New Owner	075-07-0-200.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $90,618.94

Affiant

Subscribed and sworn to before me, this the 1st day of May, 2012.

Notary Public

My Commission Expires: 7/7/14
(Affix Seal)

BILL GARRETT, Davidson County,
Trans:T20120036030 DEEDWARR
Recvd: 05/16/12 12:43 3 pgs
Fees:18.00 Taxes:335.29
20120516-0042389

BOBBI J. BEAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Lori L. Brown, an single person, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **709 Rachels Trail Land Trust ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 25-A on the plan of Plan of the Zone Lot Division of Lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46 and 48 Rachel's Square, Section Two, as the same appears of record in Book 6250, page 540, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Lori L. Brown, a single person, by Warranty Deed from Amber Oznick, dated February 15, 2008, of record in Instrument No. 20080221-0017184, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2012, a lien not yet due and payable. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Lori L. Brown, by Christopher M. Corriveau pursuant to a Power of Attorney executed by Lori L. Brown on April 13, 2012, of record in Instrument No. 20120516-0042388, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This is improved property located at: **709 Rachels Trail, Hermitage, TN 37076**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **1st** day of **May, 2012.**

GRANTOR(S) Lori L. Brown,
by C.M. Corr, her Attorney in Fact

Lori L. Brown
By: Christopher M. Corriveau, her Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Christopher M. Corriveau** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Lori L. Brown,** as Attorney-in-Fact, as the free Act and Deed of the said Principal.

Witness my hand and official seal on this the **1st** day of **May, 2012.**

Notary Public

My Commission Expires: 7/7/14

BOBBI J. BEAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014

EXHIBIT "A"
To
Warranty Deed

FROM: Lori L. Brown, an single person

TO: 709 Rachels Trail Land Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Christopher M. Corriveau, Affiant

Sworn to and subscribed before me this 1st day of May, 2012.

Notary Public

My Commission Expires: 7/7/14

BOBBI J. BEAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014