THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30604-05-2012** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $265,000.00. Mary Ready Taylor Affiant Subscribed and sworn to before me this 10th day of August, 2012. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Charles Richardson, Rachael Richardson 4320 Sunnybrook Drive Nashville, TN 37205	**Send Tax Bills To:** New Owner 620 Cherry Glen Circle Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 130 030 03200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Martha Pomerleau, and Mary Ready Taylor, Trustee of the Mary Ready Taylor GST-Exempt Trust**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Richardson and wife, Rachael Richardson** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4320 Sunnybrook Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120060411 DEEDWARR
Recvd: 08/14/12 11:59 4 pgs
Fees:23.00 Taxes:980.50
20120814-0072600

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7 day of August, 2012.

Martha Pomerleau

Martha Pomerleau

STATE OF ~~TENNESSEE~~ WASHINGTON, COUNTY OF ~~DAVIDSON~~ SPOKANE SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Martha Pomerleau**, 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.

Witness my hand, at office, this 7th day of August, 2012.

Wendy S Emch

Notary Public

My Commission Expires:

12-9-2014

WENDY S. EMCH
NOTARY PUBLIC
COMMISSION EXPIRES
12-09-14
STATE OF WASHINGTON

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of August, 2012.

Mary Ready Taylor, Trustee
Mary Ready Taylor, Trustee of the Mary Ready Taylor GST-Exempt Trust

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary Ready Taylor GST-Exempt Trustee**, 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.

Witness my hand, at office, this 10th day of August, 2012.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 23, Block 9, on the Plan of a Resubdivision of a Part of Royal Oaks Subdivision, as of record in Plat Book 547, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to H.C. Parrent, Jr., and wife, Mary Williamson Parrent, by warranty deed dated April 14, 1947, from John Phelps, Jr., and John Phelps, of record in Book 1471, page 451, Register's Office for Davidson County, Tennessee. H.C. Parrent, Jr., died on September 30, 1967. Mary Williamson Parrent died testate on May 30, 2009. She devised said property to her executors, Mary Ready Parrent Taylor and Martha Parrent Pomerleau, to be administered as part of her probate estate by will of record in Docket No. 09P865, Probate Court for Davidson County, Tennessee.

Being further conveyed to Martha Pomerleau, and to Mary Ready Taylor, as Trustee of the Mary Ready Taylor GST-Exempt Trust, as tenants in common, by Executors' Special Warranty Deed from Martha Pomerleau and Mary Ready Taylor, as the Co-Executors of the Estate of Mary W. Parrent, of record in Instrument No. 20100408-0026724, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 547, page 167, Register's Office for Davidson County, Tennessee.
3. Easement for a sanitary sewer to the City of Belle Meade of record in Book 5787, page 272, Register's Office for Davidson County, Tennessee.