WARRANTY DEED

Return to:
Warranty Title Insurance Co
2400 Crestmoor Road
Nashville, TN 37215

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Chris Lind
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September, 2012.

Mitchell A Watts
Notary Public

MY COMMISSION EXPIRES: 8.20.13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer LeCoguic	Sumner Bank & Trust	Map 119-14
(NAME)	(NAME)	
262 Sunrise Avenue	780 Browns Lane	Parcel 321
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARY BETH TATOM, SUCCESSOR TRUSTEE OF THE J. ELIZABETH BRITTAIN REVOCABLE TRUST AGREEMENT DATED FEBRUARY 14, 1991**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **JENNIFER LECOGUIC** 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:

Land in Davidson County, Tennessee, being Lot No. 23 and the westerly 30 feet of Lot No. 24 on the plan of Sunrise Heights, of record in Book 421, page 17, Register's Office for Davidson County, Tennessee. Said Lot No. 23 and part of Lot No. 24 front together 80 feet on the northerly side of Sunrise Avenue and extend back 163 feet, more or less, on the easterly line and 160 feet, more or less, on the westerly line to the southerly margin of an alley, measuring 80 feet thereon.

Being the same property conveyed to J. Elizabeth Brittain and John B. Brittain, Co-Trustees U/A With J. Elizabeth Brittain date 2-14-91 by Quitclaim Deed from John B. Brittain and J. Elizabeth Brittain, his wife, of record in Book 8314, page 391, said Register's Office. J. Elizabeth Brittain and John B. Brittain have resigned as Co-Trustees. Mary Beth Tatom and Peggy Marie Noblitt are the Successor Trustees of the J. Elizabeth Brittain Revocable trust Agreement Dated February 14, 1991. Mary Beth Tatom signs this deed as Successor Trustee pursuant to delegation of powers to sign on behalf of the Trust, such delegation of powers having been signed by Peggy Marie Noblitt as Co-Trustee.

This conveyance is subject to (a) 2012 real property taxes; and (b) all matters appearing on the plan of record in Book 421, page 17, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 262 Sunrise Avenue, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

BILL GARRETT, Davidson County
Trans:T20120071742 DEEDWARR
Recvd: 09/24/12 11:01 2 pgs
Fees:13.00 Taxes:588.30
20120924-0086498

Witness my hand this 19 day of September, 2012.

Mary Beth Tatom, Successor Trustee

Mary Beth Tatom, Successor Trustee

STATE OF Tennessee
COUNTY OF Chester

Personally appeared before me, the undersigned notary public, Mary Beth Tatom, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Successor Trustee of The J. Elizabeth Brittain Revocable Trust Agreement Dated February 14, 1991 and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Henderson (City), Tennessee (State) this 19 day of September, 2012.

Commission expires:
March 18, 2015

Conita S. Fader
Notary Public

CONITA S. FADER
STATE OF TENNESSEE NOTARY PUBLIC
STATE AT LARGE