WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,700.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of September, 2012 Notary Public MY COMMISSION EXPIRES: 8/23/16 (AFFIX SEAL)

KAREN E. TEGARTY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glen Germain and Sara K. Germain	NEW OWNER	16011002300
(NAME)	(NAME)	
536 Hearthstone Circle		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Edmund R., McKinley, Trustee of the Edmund R. McKinley Living Trust, dated January 15, 2002,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Glen Germain and Sara K. Germain, husband and wife,** 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. 122 on the Plan of Hearthstone, Phase 5, of recordin Book 6250. [age 2. together with an easement for driveway as set out in Warranty Deed of record in Book 7048, page 772, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edmund R. McKinley by deed from Robert H. Dawson, Jr. and wife, Marsha W. Dawson, dated November 12, 1992, of record in Book 8787, page 43, and further conveyed to Edmund R. McKinley, Trustee, or his successors in trust, under the Edmund R. McKinley Living Trust, dated January 15, 2002, of record as Instrument 20020124-0009523, both in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 536 Hearthstone Circle, Brentwood, TN 37027

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, has 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:T20120075253 DEEDWARR
Recvd: 10/04/12 09:14 2 pgs
Fees:13.00 Taxes:1049.69
20121004-0090804

Witness our hands this **27th** day of **September, 2012**

Edmund R. McKinley Trustee

Edmund R. McKinley, ~~Trustee under~~ the Edmund R. McKinley Living Trust, dated January 15, 2002

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Edmund R. McKinley, Trustee**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **27th** day of **September, 2012**

Mary Birthright
Notary Public

My commission expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY