File G- 24694-8 **BOX 14**

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20130025536 DEEDWARR Recvd: 04/01/13 09:05 2 pgs Fees:13.00 Taxes:2164.50 20130401-0030995	The actual consideration or value, whichever is greater, for this transfer is **$585,000.00.** Eva J. Pulley, Trustee Affiant Subscribed and sworn to before me, this the 29th day of March, 2013. Notary Public My commission expires: 2/13/17 (AFFIX SEAL)

JOHN COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Eva Pulley, as Trustee of The KAW Trust	Eva Pulley, as Trustee **of The KAW Trust**	**Map 130-03-0 Parcel 107-00**
400 Chesterfield Ave.	**400 Chesterfield Ave.**	
Nashville, Tennessee 37212	**Nashville, Tennessee 37212**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Larry Geoghagan and wife, Brenda Geoghagan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eva Pulley, as Trustee and of The KAW Trust U/A/D March 29, 2013

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. 7, on the Plan of Royal Oaks - Veevers' Addition, of record in Plat Book 2083, Page 13, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 7 fronts 125 feet on the west side of Sunnybrook Drive and runs back 486.15 feet on the north line and 487.98 feet on the south line to a dead line in the rear, on which it measures 125 feet.

Being the same property conveyed to Brenda S. Geoghagan and husband, Larry J. Geoghagan, by Deed dated October 30, 2000 from Glenn W. Eason and wife, Janet P. Eason, of record in Instrument No. 200001102-0108976, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **4019 Sunnybrook Drive, Nashville, Tennessee 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 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.

Witness my/our hand(s) this **29th** day of **March, 2013.**

Larry Geoghagan

Brenda Geoghagan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Larry Geoghagan and Brenda Geoghagan,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **March, 2013.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.