STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20130061199 DEEDWARR
Recvd: 07/18/13 10:27 2 pgs
Fees:13.00 Taxes:177.60
20130718-0074257

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 2013.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/3/14
File No. G13-6726D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jon Bennett (NAME)	(NAME)	71-7-128
111 East Trinity Lane (STREET ADDRESS)	106 Alhambra Circle (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (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 HEREBYACKNOWLEDGED, WE, **Barbara S. Epley, Trustee of the Beatrice Sherrill Family Trust, Dated February 11, 2013**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jon Bennett, married,** 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:

Being described according to a survey made by Yokley & Wagganer, Engineer, February 14, 1951. Beginning at a point in the northerly margin of Trinity Lane, said point being the southwest corner of the hereinafter described property, and the southeast corner of the property conveyed to Virginia L. Myers by deed from W. G. Jacob, thence northwestardly 201.3 feet to a point indicated by an iron pin and being the northwest corner of the property herein described, thence eastwardly 55 feet to a point indicated by an iron pin, said point being the northeast corner of the property described thence southwestwardly 202.6 feet to an iron pin set in the northerly margin of Trinity Lane, and being the southeast corner of the property herein described, thence with said margin of Trinity Lane westwardly 50 feet to the point of beginning.

BEING the same property conveyed to Barbara S. Epley, Trustee of the Beatrice Sherrill Family Trust, Dated February 11, 2013 from Bestrice Sherrill, by Quit Claim Deed dated February 11, 2013, as Instrument No. 201302150015835, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Power of Attorney as recorded as Instrument No. 200007130069285, Register's Office for Davidson County, Tennessee.

2. Easement for sainitary sewers and/or storm drainage as recorded in Book 4125, page 541, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 111 East Trinity Lane, Nashville, TN 37207.

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. Whenever 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 17th day of July, 2013.

BARBARA S. EPLEY, TRUSTEE OF THE
BEATRICE SHERRILL FAMILY TRUST, DATED
FEBRUARY 11, 2013

By: Barbara S. Epley, Trustee
Barbara S. Epley, Trustee

July 17, 2013
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Barbara S. Epley, Trustee for Barbara S. Epley, Trustee of the Beatrice Sherrill Family Trust, Dated February 11, 2013, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of July, 2013.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066