THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13110116

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00.

Karen K Brukardt
Affiant

Subscribed and sworn to before me, this6th day of December, 2013.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20130103277 DEEDWARR
Recvd: 12/10/13 13:45 2 pgs
Fees:13.00 Taxes:4625.00
20131210-0125185

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cheryl Harris and Legina Chaudoin, Trustees of the Tammywood Trust dated September 27, 2013 5618 Hillsboro Road Nashville TN 37215	New Owner	Tax Parcel ID No. 13016006200

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, **Karen K. Brukardt, Trustee of The Karen K. Brukardt Revocable Trust, established by the Revocable Trust Agreement of Karen K. Brukardt, dated October 18, 2005** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cheryl Harris and Legina Chaudoin, Trustees of the Tammywood Trust dated September 27, 2013**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 25, REVISED WESTWOOD, as shown on plat of record in Plat Book 974, Page 14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Karen K. Brukardt to Karen K. Brukardt, Trustee of The Karen K. Brukardt Revocable Trust, established by the Revocable Trust Agreement of Karen K. Brukardt, dated October 18, 2005 as recorded on the 24th day of January, 2008 in Instrument No. 20080124-0007663; Warranty Deed from Gary A. Brukardt to Karen K. Brukardt as recorded on the 16th day of January, 2008 in Instrument No. 20080116-0004749 and Warranty Deed from The Estate of Eric N. Ericson by and through the undersigned Heirs at Law and Administrator to Gary A. Brukardt and wife, Karen K. Brukardt as recorded on the 10th day of September, 1991 in Deed Book 8439, Page 684, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED WESTWOOD, as recorded in Plat Book 974, Page(s) 14.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Perpetual Driveway Easement over and across the Southwest corner of the property recorded in Book 2958, Page 299.

Agreement for Dedication of Easement recorded in Book 6692, Page 622.

This is improved property located at 5618 Hillsboro Road Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of December, 2013.

Karen K Brukardt, Trustee

Karen K. Brukardt, Trustee of The Karen K. Brukardt Revocable Trust, established by the Revocable Trust Agreement of Karen K. Brukardt, dated October 18, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen K. Brukardt, 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 trustee of The Karen K. Brukardt Revocable Trust, established by the Revocable Trust Agreement of Karen K. Brukardt, dated October 18, 2005, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of December, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014