WARRANTY DEED

ET-14-3259

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF May, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-08-15

(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles L. Chilcutt, Trustee	Charles L. Chilcutt, Trustee (NAME)	
11938 Hidden Trails Drive (ADDRESS)	11938 Hidden Trails Drive (ADDRESS)	096-16-0A-027.00-CO
Dexter, MO 63841 (CITY) (STATE) (ZIP)	Dexter, MO 63841 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHARON J. GARRAMONE F/K/A SHARON KENNEDY AND HUSBAND, LOUIS GARRAMONE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES L. CHILCUTT, TRUSTEE OF THE CHARLES L. CHILCUTT REVOCABLE TRUST U/A/D JULY 29, 1998, hereinafter called the Grantee(s), their heirs and assigns, that 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. 18 on the Plan of Section I, Phase One - "B", Larchwood, Planned Unit Development of record in Plat Book 6200, Page 171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sharon Kennedy, unmarried by deed from Kristi L. Hoilman-Brown and husband, Brian K. Brown of record in Instrument No. 20040616-0071227 Register's Office for Davidson County, Tennessee, dated June 15, 2004 and recorded on June 16, 2004.

Sharon Kennedy now married, is now known as Sharon J. Garramone.
Louis Garramone, husband of Sharon J. Garramone f/k/a Sharon Kennedy, joins in this conveyance for the purpose of waiving any and all marital rights he may have in said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 302 Lakebrink Drive, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 28th day of May, 2014.

Sharon J. Garramone f/k/a Sharon Kennedy

Louis Garramone

BILL GARRETT, Davidson County
Trans: T20140042263 DEEDWARR
Recvd: 06/16/14 09:39 2 pgs
Fees: 13.00 Taxes: 384.80
20140616-0052114

STATE OF Tennessee

COUNTY OF Wilson

On this the 28th day of May, 2014, before me personally appeared Sharon J. Garramone f/k/a Sharon Kennedy and husband, Louis Garramone to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of May, 2014.

Beverly J. Heatherly

Notary Public

My Commission Expires: 10-05-15

(SEAL)

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520