BOX 10-B

BILL GARRETT, Davidson County
Trans:T20140072369 DEEDWARR
Recvd: 09/26/14 11:51 2 pgs
Fees:13.00 Taxes:377.40
20140926-0088831

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Patricia A. Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF SEPTEMBER, 2014.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EAST SIDE, GP	**SAME**	**061-11-0-301.00**
(NAME) **115 PENN WARREN DR., SUITE 300**	(NAME)	
(ADDRESS) **BRENTWOOD, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, CHRISTIE TRUE, AS TO AN UNDIVIDED 1/2 INTEREST AND GARY A. WOODWARD AND KAREN D. BARRINGTON, AS CO-TRUSTEES OF THE IRENE L. BRANDON RESIDUARY TRUST ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF IRENE L. BRANDON, AS TO AN UNDIVIDED 1/2 INTEREST,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EAST SIDE GP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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(s) 2, as shown on the map entitled Plan of Wilmore's Resubdivision of Lot 37, Maplewood Manor, of record in Plat Book 4595, page 178, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William J. True, by deed from Robert L. Ballow, Trustee, of record in Book 6789, page 845, dated January 30, 1986, said Register's Office. Alice G. True conveyed her interest in the subject property to William J. True by quitclaim deed of record in Book 6983, page 770, said Register's Office.

The said William J. True has since died on or about January 15, 2005. His Last Will and Testament being filed in the Seventh Circuit Court for Davidson County, Tennessee, under Docket No. 05P193, devised the subject property to Irene Brandon and Pat B. True, equally.

The said Pat B. True having since died intestate on or about February 7, 2007, leaving his widow, Ruth True and children Terry True, Christie True and Patti T. Scott, as his sole heirs at law, as evidenced by Affidavit of Heirship of record in Instrument No. 20071116-0134823, as corrected by Affidavit of Heirship of record in Instrument No. 20140819-0075082, said Register's Office.

Ruth True conveyed her interest in the subject property to Christie True by quitclaim deed of record in Instrument No. 20071116-0134824, dated February 22, 2007, said Register's Office. Terry True and Patti T. Scott conveyed their interest in the subject property to Christie True by quitclaim deed of record in Instrument No. 20071119-0134840, dated November 13, 2007, said Register's Office.

The said Irene Brandon, a/k/a Irene L. Brandon having since died on or about March 29, 2011. Her Last Will and Testament being filed in the Seventh Circuit Court for the Davidson County, Tennessee under Docket No. 11P688, devised her interest in the subject property to Gary A. Woodward and Karen D. Barrington, as Co-Trustees of the Irene L. Brandon Residuary Trust established under the Last Will and Testament of Irene L. Brandon.

This conveyance is subject to matters shown on the Plan of record in Plat Book 4595, page 178; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **905D VIRGINIA AVENUE, NASHVILLE, TN 37216-2409**
(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 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. 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 our hands this 24th day of September, 2014.

G A Woodward co trustee of the Irene L. Brandon Residuary Trust

GARY A. WOODWARD, Co-Trustee of the IRENE L. BRANDON RESIDUARY TRUST

Karen D Barrington Co-trustee of the Irene L. Brandon Residuary Trust

KAREN D. BARRINGTON, Co-Trustee of the IRENE L. BRANDON RESIDUARY TRUST

Christie True

CHRISTIE TRUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GARY A. WOODWARD** and **KAREN D. BARRINGTON, Co-Trustees of the IRENE L. BRANDON RESIDUARY TRUST**, the bargainor(s), 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 office, this 24th day of September, 2014.

My commission expires: **May 5, 2015**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHRISTIE TRUE**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of September, 2014.

My commission expires: **May 5, 2015.**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public