This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW14556

Send Tax Bills To:
New Owner

BILL GARRETT, Davidson County
Trans:T20140094500 DEEDWARR
Recvd: 12/17/14 13:55 6 pgs
Fees:33.00 Taxes:2771.30
20141217-0115495

New Owner is:
Bryan Michael Sabbe
2316 Woodmont Blvd.
Nashville, TN 37215

MAP: 117-06-0

PARCEL: 099.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **The Estate of William R. Searcy, a ½ (one-half) undivided interest, William R. Searcy Jr., and Kim Grau, Successor Trustees of the Searcy Family Revocable Trust (a/k/a William R. Searcy and Alice R. Searcy Revocable Trust dated August 20, 2005), a 1/4 (one-fourth) undivided interest, and William R. Searcy Jr., and Kim Grau, Successor Trustees of the Tennessee QTIP Trust under the Searcy Family Revocable Trust (a/k/a William R. Searcy and Alice R. Searcy Revocable Trust dated August 20, 2005), a 1/4 (one-fourth) undivided interest,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Bryan Michael Sabbe**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

***

***and wife, Stephanie Leigh Sabbe

Improved Property Known As: **2316 Woodmont Blvd., Nashville, TN 37215**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being the westerly 125 feet of the easterly 250 feet of Lot No. 32 on the Plan of E.L. Hampton's Subdivision, called Hillsboro Heights, not of record, described according to a survey made December 26, 1912, as follows:

BEGINNING on the northerly margin of Woodmont, formerly Concrete, Boulevard, at a point 1025 feet west of the centerline of 23rd Avenue, South; thence with the northerly margin of said Boulevard westwardly 125 feet to a point 50 feet east of the dividing line between Lots Nos. 31 and 32; thence northwardly and parallel with said dividing line 370 feet, more or less, to the southerly line of Lot No. 26; thence with the said line eastwardly 125 feet; thence southwardly 370 feet, more or less, to the beginning.

BEING the same property conveyed to William R. Searcy, individually, a ½ (one-half) undivided interest; William R. Searcy, Trustee of the Family Trust Under the Searcy Family Revocable Living Trust, a ¼ (one-fourth) interest; and William R. Searcy, Trustee of the Tennessee QTIP Trust Under the Searcy Family Revocable Living Trust, a ¼ (one-fourth) interest, by Quitclaim Deed from William R. Searcy, Trustee of the Searcy Family Revocable Living Trust, of record in Instrument No. 20100209-0010226, Register's Office for *Davidson County, Tennessee.*

The said Alice R. Searcy having since died, leaving William R. Searcy power to convey as alternate trustee and as Executor of her Estate, Case No. 07P-1456, in the Probate Court of Davidson County, Tennessee. *Summary of the William R. Searcy and/or Alice R. Searcy Revocable Living Trust Agreement* of record in Instrument No. 20060619-0072938, said Register's Office. Said Summary incorrectly refers to Kim Gran as Second Successor Trustee, the correct reference should be Kim Grau, as Second Successor Trustee.

The said William R. Searcy having since died on March 6, 2013 and by his Last Will and Testament, Order to Probate and Letters Testamentary filed in Case No. 13P-559 in the Probate Court for Davidson County, Tennessee, Kim Grau is appointed the Executrix of the Estate of William R. Searcy, with the power to convey the estate interest in real property.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 12 day of December, 2014.

GRANTOR(S):

The Estate of William R. Searcy

Kim Grau, Executrix

Kim Grau, Executrix

Searcy Family Revocable Trust (a/k/a William R. Searcy and Alice R. Searcy Revocable Trust dated August 20, 2005)

Kim Grau, Successor Trustee

Kim Grau, Successor Trustee

Tennessee QTIP Trust under the Searcy Family Revocable Trust (a/k/a William R. Searcy and Alice R. Searcy Revocable Trust dated August 20, 2005)

Kim Grau, Successor Trustee

Kim Grau, Successor Trustee

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Alameda

On December 12, 2014 before me, Collin Becker Notary Public,
personally appeared
Kin Grau ,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

COLLIN BECKER
COMM. # 1926751
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Exp. March 25, 2015

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed
Document Date: — Number of Pages: —
signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer

Signer's Name: Kin Grau

- ☐ Individual
- ☐ Corporate Officer - Title(s): _____
- ☐ Partner - ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☒ Other: Executrix, Successor Trustee

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Searcy Family Revocable Trust (a/k/a William R. Searcy and Alice R. Searcy Revocable Trust dated August 20, 2005)

William R. Searcy Jr., Successor Trustee

Tennessee QTIP Trust under the Searcy Family Revocable Trust (a/k/a William R. Searcy and Alice R. Searcy Revocable Trust dated August 20, 2005)

William R. Searcy Jr., Successor Trustee

12.12.14

DESTINY ALESCH
Notary Public, State of Florida
Commission# EE 135211
My comm. expires Oct. 2, 2015

For William Searcy Jr. only.

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Duval

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **William R. Searcy Jr.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the **Successor Trustee of the Searcy Family Revocable Trust (a/k/a William R. Searcy and Alice R. Searcy Revocable Trust dated August 20, 2005)** and the **Tennessee QTIP Trust under the Searcy Family Revocable Trust (a/k/a William R. Searcy and Alice R. Searcy Revocable Trust dated August 20, 2005)**, the within named bargainor, and that he as such **Trustee**, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 12th day of December, 2014.

NOTARY PUBLIC
My Commission Expires: Oct. 2, 2015

DESTINY ALESCH
Notary Public, State of Florida
Commission# EE 135211
My comm. expires Oct. 2. 2015

STATE OF Florida
COUNTY OF Duval

The actual consideration or value, whichever is greater, for this transfer is **$749,000.00**.

AFFIANT

SWORN TO and subscribed before me this 12th day of December, 2014.

NOTARY PUBLIC
My commission expires: Oct. 2, 2015

DESTINY ALESCH
Notary Public, State of Florida
Commission# EE 135211
My comm. expires Oct. 2, 2015

For William Searcy Jr only