BILL GARRETT, Davidson County
Trans:T20150001834 DEEDWARR
Recvd: 01/08/15 13:34 3 pgs
Fees:18.00 Taxes:395.90
20150108-0002174

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box 26b #14887

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Virginia C. Beatty	New Owner	064-12-0-A-132.00CO
132 Saddle Tree Court		
Hermitage, TN 37076		

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

WARRANTY D E E D

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 are hereby acknowledged, Michael Castellarin, Esq., Successor Trustee of Pugh Trust which was formerly designated as T/U/A Dorothy S. Pugh dated December 19, 2006 (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Virginia C. Beatty, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 132, FOX RUN, ADDITION TO SECTION ONE, as shown on plat of record in Plat Book 5200, Page 89, 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 Quitclaim Deed from Dorothy Pugh, a single person (a/k/a Dorothy S. Pugh) to Dorothy S. Pugh, as Trustee for the Dorothy S. Pugh Living Trust, Dated December 19, 2006 as recorded on the 21st day of December, 2006 in Instrument No. 20061221-0157610; Quit Claim Deed from Diane Poole, Trustee to Dorothy Pugh as recorded on the 16th day of November, 2000 in Instrument No. 20001116-0113756; Quitclaim Deed from Robert D. Poole and wife, Shirley A. Poole, as Tenants by the Entirety to Diane Poole, Trustee as recorded on the 16th day of June, 1999 in Deed Book 11531, Page 124; Warranty Deed from Robert D. Poole and wife, Shirley A. Poole, as Tenants by the Entirety to Bobby Pugh and wife, Dorothy Pugh as recorded on the 28th day of July, 1999 in Deed Book 11592, Page 471 and Deed from Elizabeth M. Langford to Robert D. Poole and wife, Shirley A. Poole as recorded on the 28th day of November, 1983 in Deed Book 6182, Page 742, in the Register's Office of Davidson County, Tennessee. Dorothy S. Pugh has died on May 24, 2013. Upon her death the Dorothy S. Pugh Living Trust established by Dorothy S. Pugh under Trust Agreement dated December 19,

2006 is now referred to as Pugh Trust. An Order pursuant to a verified petition to approve and accept resignation of the Trustee, modify Trust terms, approve final accounting and approve final Trustee fees and Attorneys' fees was filed on December 5, 2013 in Probate Case Number 13P-1913 appointing Michael Castellarin, Esq., to act as the Successor Trustee for the Trust.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2015 Davidson County taxes are not yet due and payable.
2. All matters as shown on the plat of Unit 132, Fox Run Addition to Section One in Plat Book 5200, Page(s) 89 and Plat Book 4860, Page 52, said Register's Office.
3. Covenants, Conditions and Restrictions as set forth in Restriction recorded in Book 4465, Page 109 (Cemetery), said Register's Office.
4. Terms and provisions of by-Laws recorded in Book 4956, Page 590, Book 5548, Page 852, Book 5564, Page 582 and Instrument No. 20120620-0053936.
5. Charter of Homeowners Association recorded in Book 5208, Page 188.
6. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Book 4956, Page 582; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
7. Easement for Right of Way/Maintenance-Utilities, recorded in Book 8035, Page 646, said Register's Office.

This is improved real property located on 132 Saddle Tree Court, Hermitage, TN 37076.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $107,000.00.

Affiant

Subscribed and sworn to before me this
____ day of January, 2015.

Notary Public

Commission Expires:_____

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 107,000.00
Affiant
Subscribed and sworn before me this the
8 Day of Jan, 2014.
, Deputy Register

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 5th day of January, 2015.

Pugh Trust

By: _____ Trustee

Michael Castellarin, Esq., Successor Trustee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Michael Castellarin, Esq. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Successor Trustee of Pugh Trust, and that he as such Successor Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of Pugh Trust by himself/herself as Successor Trustee.

WITNESS my hand and official seal at Nashville, Tennessee this 5th day of January, 2015.

_____
Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
May 8, 2017