Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B 14937

BILL CARRETT, Davidson County
Trans:T20150023623 DEEDWARR
Recvd: 03/31/15 15:01 3 pgs
Fees:18.00 Taxes:610.50
20150331-0027868

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS |
|---|---|---|
| Eric Summers and Mega Pace | Franklin Synergy Bank | 119-12-3.00 |
| 327 Wimpole Drive | 722 Columbia Avenue | |
| Nashville, TN 37211 | Franklin, TN 37064 | |

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, Karen Faye Watkins, Joetta Dean O'Toole, Tamie Lynn Brabham and Mary Ann Sooter (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Eric Summers, a single person and Mega Pace, a single person (The "Grantees"), Grantees' 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 Lot 20, KINGSWOOD PARK, as shown on plat of record in Plat Book 2900, Page 70, 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 to Robert H. Brabham et ux, Anna F. Brabham by Warranty Deed from Glenda Jean Patterson, recorded on the 16th day of December, 1981 in Deed Book 5831, Page 213, in the Register's Office of Davidson County, Tennessee. The said Anna F. Brabham has since died on May 17, 2012 and upon her death, title was vested in Robert H. Brabham as the sole surviving tenant by the entirety. The said Robert H. Brabham has since died on January 8, 2015 and the interest in and to the conveyed herein passed at the death of Robert H. Brabham to Karen Fay Watkins, Joetta Dean O'Toole, Tami Lynn Brabham and Mary Ann Sooter as his sole surviving heirs at law. An Affidavit of Heirship is attached hereto* describing said inheritance. * Recorded As Instrument # 20150331-0027864

This is improved real property located on 405 Larkway Court, Nashville, Tennessee 37211.

This conveyance is subject to the following:

1. Taxes for the year 2015 for Davidson County, Tennessee.
2. Matters shown on the plat of Kingswood Park, as recorded in Plat Book 2900, Page 70, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)

(The actual consideration or value, whichever is greater for this transfer is $165,000.00.

Affiant

(Subscribed and sworn to before me this 27th day of March, 2015.

Notary Public

(My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

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

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 27th day of March, 2015.

Karen Faye Watkins By Tamie Lynn Brabham her Attorney in fact
Karen Faye Watkins

Joetta Dean O'Toole By Tamie Lynn Brabham her Attorney in Fact
Joetta Dean O'Toole
By: Karen Faye Watkins, Attorney in Fact

Tamie Lynn Brabham
Tamie Lynn Brabham
By: Karen Faye Watkins, Attorney in Fact

Mary Ann Sooter By Tamie Lynn Brabham her Attorney in fact
Mary Ann Sooter
By: Karen Faye Watkins, Attorney in Fact

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}
Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Karen Faye Watkins with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who executed the same foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 27th day of March, 2015.

My Commission Expires: _____ Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Karen Kaye Watkins with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Joetta Dean O'Toole and who acknowledged that she executed the same as the free act and deed of the said Joetta Dean O'Toole.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of March, 2015.

ROBERT J. NOLESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Karen Kaye Watkins with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Tamie Lynn Brabham and who acknowledged that she executed the same as the free act and deed of the said Tamie Lynn Brabham.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of March, 2015.

ROBERT J. NOLESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Karen Kaye Watkins with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Mary Ann Sooter and who acknowledged that she executed the same as the free act and deed of the said Mary Ann Sooter.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of March, 2015.

ROBERT J. NOLESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

NOTARY PUBLIC

My Commission Expires: