Prepared by:
The Law Office of Ryan Trammel, PLLC
2732B Hartsville Pike
Lebanon, TN 37087

BILL GARRETT, Davidson County
Trans:T20150027054 DEEDWARR
Recvd: 04/10/15 15:01 2 pgs
Fees:13.00 Taxes:444.00
20150410-0031909

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Becky R Mofield
Affiant

Subscribed and sworn to before me, this 31st day of March, 2015.

Ryan J
Notary Public
My commission expires: 1-8-2017

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Becky R. Mofield 3850 Bonnacreek Drive Hermitage, TN 37076	New Owner	07513001800

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Leslie Keith Sargent, Co-Trustee of the Keith S. Sargent and Mary Beth Sargent Joint Revocable Living Trust Agreement, dated February 1, 1994**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Becky R. Mofield**, hereinafter called the Grantee, her 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 No. 294 on the plan of Section Three, Hermitage Hills, of record in Book 2900, Page 97, described as follows:

Beginning with a point in the easterly margin of Bonnabrook Drive; thence in an easterly direction 147.5 feet to a point; thence in a southerly direction 107.0 feet to a point in the northerly margin of Bonnacreek Drive; thence along said margin 120.0 feet in a westerly direction to a point which is the beginning of a curve; thence around said curve, 39.27 feet in a northwesterly direction to a point in the easterly margin of Bonnabrook Drive; thence along said margin 65.0 feet in a northerly direction to the point of beginning.

Being the same property conveyed to Keith S. Sargent and wife, Mary Beth Sargent, Trustees U/A/D Feb 01 1994 by deed from Keith S. Sargent and Mary Beth H. Sargent, of record in Book 9666, Page 548, said Register's Office. Leslie Keith Sargent was appointed Co-Trustee of The Keith S. Sargent and Mary Beth Sargent Joint Revocable Living Trust U/A/D Feb 01 1994 by the First Amendment to Joint Revocable Living Trust Agreement which was executed on October 15, 2012.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3850 Bonnacreek Drive, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 hand this 31st day of March, 2015.

Leslie Keith Sargent, Co-Trustee

Leslie Keith Sargent, Co-Trustee of the
Keith S. Sargent and Mary Beth Sargent
Joint Revocable Living Trust Agreement,
dated February 1, 1994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Leslie Keith Sargent**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the **Co-Trustee of the Keith S. Sargent and Mary Beth Sargent Joint Revocable Living Trust Agreement, dated February 1, 1994**, and that he is authorized to execute this instrument on behalf of said Trust as such Co-Trustee, without the joinder of any other Trustee or Beneficiary of said Trust.

Witness my hand in Hermitage, TN, this 31st day of March, 2015.

Ryan Trammel – Notary Public
State of Tennessee at Large

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires: January 8, 2017