THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074641** BILL GARRETT, Davidson County Trans:T20150057471 DEEDWARR Recvd: 07/15/15 13:29 2 pgs Fees:13.00 Taxes:771.91 20150715-0069040	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $208,625.00. Affiant Subscribed and sworn to before me, this 13th day of July, 2015. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 04-14-2017

WARRANTY DEED

Address New Owner: Jean Morrow 20260 W. Ridge Ct. Castro Valley, CA 94546	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-02-173.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Colin J. Vincent and Audrey L. Vincent, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jean Braine Morrow, or her successor(s), as trustee of the Jean Braine Survivor's Trust established June 21, 2014 uta the Braine Family Trust dated July 18, 1985, as amended in 2007 ,2011, 2012, and 2014.**", ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 65, MCMURRAY PLACE, SECTION TWO, as shown on plat of record in Plat Book 5200, Page 440, 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 Colin J. Vincent and Audrey L. Vincent, husband and wife by Warranty Deed from James C. Sliger and wife, Angela W. Sliger, recorded on the 19th day of October, 2007 in Instrument No. 20071019-0124232, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCMURRAY PLACE, SECTION TWO, as recorded in Plat Book 5200, Page(s) 440.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5939, Page 231.

This is improved property located at 5084 Meta Drive Nashville, TN 37211-5722.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of July, 2015.

Colin J. Vincent

Audrey L. Vincent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Colin J. Vincent and Audrey L. Vincent, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of July, 2015.

Notary Public

My Commission Expires: _____

NICHOLAS S. AKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019