WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 6, 2019

THIS INSTRUMENT WAS PREPARED BY

Ernest D. Bennett, III, Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank Haraf Jr.	NEW OWNER	130-05-0-103
(NAME)	(NAME)	
130 Brookfield Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Suzanne Marie Gibson Naumann, Trustee of the Walter and Mary Jane Gibson Family Trust Dated October 16, 2007 and Restated November 16, 2010**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank Haraf Jr. and Emily Haraf, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in the County of Davidson, State of Tennessee, described as follows to-wit:

Being Lot No. 1 of Block "F" on the 2nd Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, Pages 71 & 72, Register's Office for said County, described as follows:

Beginning at a point on the northerly margin of Brookfield Avenue at the corner of Lots Nos. 1 and 2 on said plan; thence with the northerly margin of said Avenue, westwardly 85 feet to the beginning of a curve; thence around said curve in a northeasterly direction 31.42 feet to a point on the easterly margin of Cross Hill Road (proposed but never built); thence with the easterly margin of said Road,
northwardly 180 feet to the southern boundary line of Lot No. 11 on said plan; thence with said line, eastwardly 105 feet to the corner of Lots Nos. 1, 2, 10 and 11 on said plan; thence with the line between Lots Nos. 1 and 2, southwardly 200 feet to the beginning.

Being the same property conveyed to Walter P. Gibson, Jr. and Mary Jane K. Gibson, Trustees, or their successors in trust of the Walter and Mary Jane Gibson Family Trust dated October 16, 2007, (a revocable trust) by Transfer dated 10/16/2007 from Walter P. Gibson, Jr. and wife, Mary Jane K. Gibson of record in Instrument 200711020129786, Register's Office for Davidson County, Tennessee. The said Walter P. Gibson, Jr. and Mary Jane K. Gibson are now deceased, while said Trust remains in effect with Grantor Suzanne Marie Gibson Neumann now serving as Successor Trustee in accordance with the terms of the Trust.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 130 Brookfield Ave., Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150057639 DEEDWARR
Recvd: 07/16/15 09:07 2 pgs
Fees:13.00 Taxes:1757.50
20150716-0069192

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 14th day of July, 2015.

Suzanne Marie Gibson Naumann, Trustee

Suzanne Marie Gibson Naumann, Trustee of the
Walter and Mary Jane Gibson Family Trust Dated
October 16, 2007 and Restated November 16, 2010

State of Tennessee

County of Davidson

On this 14th day of July, 2015, before me, a Notary public in and for said County and State, personally appeared **Suzanne Marie Gibson Naumann** who executed the foregoing instrument and acknowledged the examination and reading of the same in her capacity as Trustee, and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public _____

SHANNON PHILBIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

My Commission Expires: 5-6-19