BILL GARRETT, Davidson County
Trans:T20150057855 DEEDWARR
Recvd: 07/16/15 12:20 3 pgs
Fees:17.00 Taxes:0.00
20150716-0069517

WARRANTY DEED

This document was prepared by:

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INDEXING INSTRUCTIONS:

Lot No. 57-A, Plan of Rachel's Square, Section Two, Zone Lot Division Lots 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77 & 79, Davidson Co., TN

Parcel ID#
07511013500

STATE OF TENNESSEE
COUNTY OF DAVIDSON

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of same being hereby acknowledged, I, **MARTHA (EAST) MORGAN**, as Executrix of the Estate of Richard Howell East, deceased, and Trustee and Sole Beneficiary of "The Richard Howell East Living Trust", whose address is 433 W. Chickasaw Street, Brookhaven, Mississippi 39601 and phone number is (601) 757-3276, Grantor, do hereby grant, bargain, sell, convey, and warrant unto **MARTHA (EAST) MORGAN**, Individually, whose address is 433 W. Chickasaw Street, Brookhaven, Mississippi 39601 and phone number is (601) 757-3276, Grantee, the following described property situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 57-A on the Plan of Rachel's Square, Section Two, Zone Lot Division Lots 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77, and 79 as shown on the Plan of record in Book 6250, Page 541 and amending Book 5200, Pages 623 thru 625, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Gene M. McGahen, II and wife, Regan W. McGahen, by Warranty Deed from Patrick J. Sturm, unmarried, of record in Book

11022, Page 505, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof; and being the same property conveyed to Richard H. East, by Warranty Deed from Gene M. McGahen, II and wife, Regan W. McGahen, of record in *~~Book ____ at Page ____~~*, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

*~~Instrument~~ no 20040301-0023171 and re-recorded in Instrument no. 20040728-0090423

THIS conveyance is subject Restrictive Covenants of record in Book 6455, Page 135 and in Book 6250, Page 541, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved property known as 822 Rachels View, Hermitage, Tennessee 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 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 my signature, this the 29th day of June, 2015.

Martha East Morgan

MARTHA (EAST) MORGAN,
Executrix of the Estate of Richard Howell East, deceased and Trustee of "The Richard Howell East Living Trust

STATE OF MISSISSIPPI
COUNTY OF LINCOLN

Personally appeared before me, the undersigned authority in and for said county and state, **MARTHA (EAST) MORGAN, Individually, and as Executrix of the Estate of Richard Howell East, deceased, and Trustee and Sole Beneficiary of "The Richard Howell East Living Trust"**, acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and year therein written.

Given under my hand and official seal, this the 29th day of June, 2015.

{SEAL}

STATE OF MISSISSIPPI
MARGO F. SMITH
ID No.
47991
NOTARY PUBLIC
Comm Expires
Aug 22, 2016
LINCOLN COUNTY

Margo F. Smith
NOTARY PUBLIC

My commission expires:

Grantors: 433 W. Chickasaw Street
Brookhaven, MS 39601
Phone: 601-757-3276

Owner to pay bills.

Grantees: 433 W. Chickasaw Street
Brookhaven, MS 39601
Phone: 601-757-3276

THE DESCRIPTION FOR THIS DEED WAS PROVIDED BY THE GRANTOR HEREIN. THIS DEED WAS DRAFTED BY BOERNER LAW FIRM, P.C. WITHOUT THE BENEFIT OF A SURVEY OR A TITLE SEARCH WHATSOEVER AT THE REQUEST OF THE GRANTOR. THE PREPARER MAKES NO CERTIFICATION AS TO TITLE HEREIN. THE PREPARER ACTED AS A SCRIVENER HEREIN AND DID NOT PARTICIPATE IN A LOAN CLOSING.