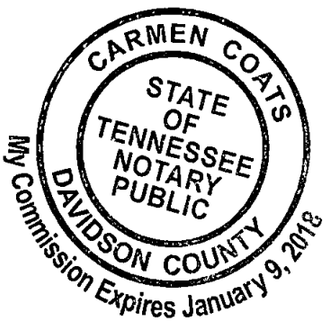
BILL GARRETT, Davidson County
Trans:T20150059765 DEEDWARR
Recvd: 07/22/15 11:29 2 pgs
Fees:13.00 Taxes:1088.54
20150722-0071766

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $294,200.00.

Affiant

Subscribed and sworn to before me, this the 20th day of July, 2015.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jean Braine Morrow	New Owner	
1403 Shelton Avenue		072-03-0-265.00
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JARROD N. RANDALL AND WIFE, KATIE S. RANDALL**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **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**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 45 of Block "A", on the Map of Inglewood Golf Club Subdivision, of record in Book 843, Page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jarrod N. Randall and wife, Katie S. Randall by Warranty deed from Beth Anne McLaurine, unmarried of record in Instrument No. 20090803-0072542 Register's Office for Davidson County, Tennessee, dated July 30, 2009 and recorded on August 03, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1403 Shelton Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of July, 2015.

Jarrod N. Randall by Katie Randall
as attorney in fact

Jarrod N. Randall By Katie Randall
As Attorney in Fact

Katie S. Randall

Katie S. Randall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of July, 2015, before me personally appeared Katie S. Randall, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jarrod N. Randall as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Jarrod N. Randall.

Witness my hand and seal this 20th day of July, 2015.

J. Brandon Miller

Notary Public

My Commission Expires:

7-2-2018

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Katie S. Randall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 20th day of July, 2015.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018