(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150096555 DEEDWARR
Recvd: 11/13/15 08:09 3 pgs
Fees:18.00 Taxes:860.25

20151113-0115255

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$232,500.00.**

Affiant

Subscribed and sworn to before me this 9th day of November, 2015

Notary Public
My Commission expires: 9-22-2017
(Affix Seal)

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Rannoch Investment II Revocable Living Trust	New Owner	04405021500
207 BRIDGEWAY AVE		
OLD HICKORY, TN 37138		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Edward C. Inskeep, Trustee of The Edward C. Inskeep Living Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Philip L. Robertson, Trustee for the Rannoch Investment II Revocable Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Parcel Number I:

Land in Davidson County, Tennessee, being Lot No. 206 on the Map of Rayon City, not of record described according to a survey made by John Wilkes, Civil Engineer, July 30, 1928, as follows:

Beginning on the southerly margin of Old Hickory Boulevard, formerly Bridgeway Avenue, at the corner of Lot Nos. 206 and 207; thence with the line between said two lots, southwardly 233.5 feet to the northwest line of Lot No. 218; thence northeastwardly, along the northwesterly line of Lot Nos. 205 and 219, 56.7 feet to the common corner of Lot Nos. 205 and 206; thence with the line between said two lots, northwardly 207.5 feet to the southerly margin of Old Hickory Boulevard; thence along said Boulevard, westwardly 50 feet to the beginning.

Being the same property conveyed to Edward C. Inskeep, Trustee of The Edward C. Inskeep Living Trust from Belinda Hern and Dimas Hern, wife and husband by Warranty Deed on July 21, 2010, of record in Instrument Number 20100809-0062536, Register's Office for Davidson County, Tennessee.

Parcel No. II:

Land in Davidson County, Tennessee, being Lot No. 205 on the unrecorded map of Rayon City, Old Hickory, Tennessee, described according to a survey made by John Wilkes, Civil Engineer, July 30, 1928, as follows:

Beginning on the easterly margin of Old Hickory Boulevard, formerly Bridgeway Avenue, at a point 250 feet northeast of the easterly margin of Keeton Avenue, said point being the corner of Lots Nos. 205 and 206; thence with the line between said two lots, southeastwardly 207.5 feet to the northwesterly line of Lot No. 219; thence northeastwardly, with the northwesterly line of Lots Nos. 219 and 220, 56.7 feet to the corner of Lots Nos. 204 and 205; thence; with the line between said two lots, northwestwardly, 180.4 feet to the southeasterly margin of Old Hickory Boulevard; thence with the Boulevard, southwestwardly 50 feet to the beginning.

Being the same property conveyed to Edward C. Inskeep, Trustee of the Edward C. Inskeep Living Trust by Corrective Quitclaim Deed of record in Instrument Number
20151113-0115254 **Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- The Company does not insure the area, square footage, or acreage of the land. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any.
- Easement of record in Book 6315, Page 826, Register's Office for Davidson County, Tennessee.

This is improved property known as: **207 Bridgeway Avenue, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 6, 2015.

Edward C. Inkseep Living Trust

By: Edward Inskeep, Trustee

STATE OF _____

COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Edward Inskeep, Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November _____, 2015

My commission expires _____

See attached

_____

Notary Public

—SEE ATTACHED—

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 5th day of NOVEMBER, 2015, by EDWARD C INSKEEP,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

NILE F. RODGERS
Commission # 2076854
Notary Public - California
Los Angeles County
My Comm. Expires Aug 4, 2018

(Seal) Signature

Mail to

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067