BILL GARRETT, Davidson County
Trans:T20150099924 DEEDWARR
Recvd: 11/24/15 12:06 2 pgs
Fees:13.00 Taxes:1402.30
20151124-0119101

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $379,000.00.

Affiant

Subscribed and sworn to before me, this 9th 11th day of November, 2015.

Notary Public
My commission expires:

LINDA DAVIS NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY My Commission Expires November 6, 2018

Return to:
STANLEY & RAINEY, P.C.
7515 CORPORATE CENTRE DR.
GERMANTOWN, TN 38138
20150891 5519244

02-1511-49701

Address of New Owner:	Send Tax Bills to:	Tax Information:
James W. Cameron III, Trustee 112 Westwood Place Suite 240 Brentwood, TN 37027	same as new owner	160-04-0-142.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James W. Bryant and wife, Freida M. Bryant**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey a 24.5% interest to **James W. Cameron III, Trustee of the Lee A. Beaman Family 1993 Trust f/b/o Katherine Beaman U/A Lee A. Beaman, dated December 30, 1993 and** a 75.5% interest to **James W. Cameron III, Trustee of the Katherine Alice Beaman 2002 Trust U/A Lee A. Beaman dated December 30, 2002**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land situated in Davidson County, Tennessee:

Being Lot No. 37, on the Plan of Sec. VII, Brentview Hills, as of record in Book 4175, Page 89, Register's Office for said County, and described as follows:

BEGINNING at a point in the north margin of Trousdale court, at the corner of Lots 36 and 37; thence with the line between said lots, north 199.77 feet to a concrete monument; thence along the north line of Lot 37, east 175 feet to the west margin of Trousdale Drive; thence with the margin of the same, around a slight curve, South 62.52 feet to a monument; continuing with said Drive, South 18.10 feet to a monument; continuing with the Drive, South 53.20 feet to another monument; thence around a curve, in a southwesterly direction 46.25 feet to a monument in the north margin of Trousdale Court; thence with the margin of said Court, West 129.72 feet to the point of beginning.

Being the same property conveyed to James W. Bryant and wife, Freida M. Bryant by Warranty Deed dated March 12, 1970 and filed of record March 23, 1970, in Book 4405, Page 546, in the Register's Office of Davidson County, Tennessee.

This instrument was prepared using information provided by the parties. Preparer of this instrument makes no representations with regard to the title of the subject property, the accuracy of the information received or the validity of any plat or survey referenced.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5243 Trousdale Drive, Nashville, TN 37220.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns

and representatives, to warrant and forever defend the title to said land to 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 hand this 9th day of November, 2015.

Freida M. Bryant

James W. Bryant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Freida M. Bryant and James W. Bryant**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 9th day of November, 2015.

Notary Public
State of Tennessee at Large

My Commission expires: 12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON