39B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160045087 DEEDWARR
Recvd: 05/27/16 13:47 2 pgs
Fees:13.00 Taxes:2700.63
20160527-0053762

B-IRG-16-913-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $729,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/8/18

(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON COUNTY, TN NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gordon F. Sampson and Helen Musial	owner	
(NAME)	(NAME)	**118-06-0-097.00**
913 Battlefield Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204-3017		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENNA BRATCHER, TRUSTEE OF THE SOUR GRAPES THIRD AMENDED AND RESTATED REVOCABLE TRUST DATED MAY 30, 2012,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GORDON F. SAMPSON AND HELEN MUSIAL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly 75 feet of Lot No. 5, on the Plan of Block "H", Battlefield Estates, Section 2, of record in Book 843, Page 108, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of said Lot No. 5 fronts 75 feet on the Southerly side of Battlefield Drive, and runs back 247.06 feet on the Westerly line, and 250.72 feet more or less on the Easterly line, to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Jenna Von Oy, Trustee of the Sour Grapes Revocable Trust by Warranty deed from Clara Jacqueline Peters, unmarried of record in Instrument No. 20070808-0094686 Register's Office for Davidson County, Tennessee, dated August 06, 2007 and recorded on August 08, 2007. Jenna Von Oy and Jenna Bratcher being one in the same person.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 108, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1148, Page 699, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **913 Battlefield Drive , Nashville, Tennessee 37204-3017**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 20th DAY OF MAY, 2016.

Jenna Bratcher, Trustee

Jenna Bratcher, Trustee of the Sour Grapes
Third Amended and Restated Revocable
Trust dated May 30, 2012

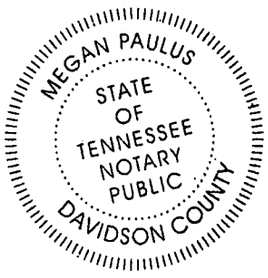
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jenna Bratcher, Trustee of the Sour Grapes Third Amended and Restated Revocable Trust dated May 30, 2012, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20th of May, 2016.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212