BILL GARRETT, Davidson County
Trans:T20160093943 DEEDWARR
Recvd: 10/25/16 08:54 3 pgs
Fees:18.00 Taxes:1535.50
20161025-0112508

PREPARED BY:
COPE, HUDSON, REED & MCCREARY, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

NAME AND ADDRESS OF NEW OWNER:
Frank David Condurelis and
Kristin E. Condurelis
4304 Lealand Lane
Nashville, TN 37204

SEND TAX BILLS TO:
Frank W. Condurelis and
Jane E. Condurelis
806 Brentview Drive
Nashville, TN 37204

Map/Parcel
13205008900

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Carylon O. Hickerson, Trustee for the Kathleen H. Brazel Revocable Trust** ("Grantor"), has this day bargained and sold and do hereby transfer and convey unto **Frank David Condurelis and Kristin E. Condurelis, husband and wife and Frank W. Condurelis and Jane E. Condurelis, husband and wife** ("Grantees"), their heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> BEING Lot 14, Section No. 2, Glendale Park, according to plat and survey of same appearing of record in Plat Book 1130, page 61, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description.
>
> Being the same property conveyed to Menno J. Brazel and wife, Kathleen H. Brazel, by deed dated September 25, 1981 of record at Book 5799, page 114, Register's Office for Davidson County, Tennessee. Menno J. Brazel died on January 3, 1993,

leaving Kathleen H. Brazel as his surviving spouse and the sole owner of this property. See also, deed from Wallace Darden, Trustee, to Menno J. Brazel and Avis Brazel dated November 3, 1945 of record at Book 1338, page 160, Register's Office for Davidson County, Tennessee, and being further conveyed to Carylon O. Hickerson, Trustee for The Kathleen H. Brazel Revocable Trust, by deed dated January 13, 2016, of record in Instrument No. 20160120-0005505, said Register's Office.

Subject to all matters of plat as shown of record in Plat Book 1130, page 61, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulation, building restrictions and setback lines, easements and rights of way for public utilities.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good and lawful right to convey the same; and that the same is unencumbered except as provided above and for the 2016 property taxes which have been prorated between the parties.

The undersigned further covenants and binds its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantees upon delivery of this Deed.

WITNESS MY HAND on this the 21 day of October, 2016.

"GRANTORS"
KATHLEEN H. BRAZEL REVOCABLE TRUST

By: Carylon O. Hickerson
CARYLON O. HICKERSON, Trustee
TRUSTEE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority of the State and County aforesaid, personally appeared Carylon O. Hickerson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be Trustee of the Kathleen H. Brazel Revocable Trust, the within named bargainor, a Trust, and that she as such authorized Trustee, with the authority so to do, executed the within Affidavit for the purposes therein contained by signing the name of the Trust as such authorized Trustee.

WITNESS MY HAND and official seal on this the 21 day of October, 2016.

NOTARY PUBLIC

My commission expires: 5-19-19

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $415,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 21 day of October, 2016.

NOTARY PUBLIC

My commission expires: 5-19-19