Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20170027684 DEEDWARR
Recvd: 04/03/17 10:11 2 pgs
Fees:13.00 Taxes:628.63
20170403-0032019

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF WILSON) The actual consideration or value, whichever is greater, for this transfer is $169,900.00. Affiant Subscribed and sworn to before me this 30 day of March, 2017. Notary Public My Commission Expires: 3-27-18

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address New Owner As Follows: Steven D. Addis and Amii J. Addis 8409 Terry Lane Hermitage, TN 37076	Send Tax Bills To: New Owner	Map-Parcel Number: 075 10 0 044.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERESA BROWN KNOWLES, SUCCESSOR TRUSTEE OF THE MARTHA J. BROWN REVOCABLE LIVING TRUST, DATED DECEMBER 15, 2015**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **STEVEN D. ADDIS AND AMII J. ADDIS husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 215, as shown on the map entitled Hermitage Estates, of record in Plat Book 3300, Pages 70 and 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joe A. Brown and wife, Janie L. Brown, by deed from Murray Diamond and wife, Diana T. Diamond, of record in Book 4155, Page 23, dated May 20, 1967, said Register's Office.

Further being the same property conveyed to Martha Jane Brown a/k/a Janie L. Brown, by Final Decree, divesting Joe A. Brown, of record in Book 6333, Page 616, dated January 10, 1984, said Register's Office.

Further being the same property conveyed to Martha J. Brown, Trustee of the Martha J. Brown Revocable Living Trust, dated December 15. 2015, by quitclaim deed from Martha J. Brown, (a/k/a Martha Jane Brown and Janie L. Brown), of record in Instrument No. 20160107-0001412, dated December 15, 2015, said Register's Office. Said Martha J. Brown, (a/k/a Martha Jane Brown) having since died on or about August 8, 2016, and the said Teresa Brown Knowles is named as the successor trustee in the trust.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2017 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 3300, Pages 70 and 71, Register's Office for Davidson County, Tennessee.

3. Easement(s) as set out in the Restrictive Covenants of record in Book 3403, Page 556, Register's Office for Davidson County, Tennessee.

This is improved property known as: **8409 Terry Lane, Hermitage, TN 37076**.

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 and assigns, forever; and Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of March, 2017.

Teresa Brown Knowles, Successor Trustee

Teresa Brown Knowles, Successor Trustee
of The Martha J. Brown Revocable Living Trust Dated
December 15, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teresa Brown Knowles, Successor Trustee of The Martha J. Brown Revocable Living Trust Dated December 15, 2015, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of March, 2017

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

Catherine H Gwyn

Notary Public

My Commission Expires: 5-5-20

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