WARRANTY DEED

Bill Garrett Davidson County
Batch# 28853 DEEDWARR
11/21/2017 03:04:30 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20171121-0119679

MST 2017-1558

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF Nov., 2017

Notary Public

MY COMMISSION EXPIRES: 5-27-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marla M. Richardson	First Community Mortgage	160-15-0B-013.00-CO
(NAME)	(NAME)	
912 Brenton Park Court	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Rhona H. Lewis, Trustee U/A/D April 17, 1977 of the Leslie Revocable Living Trust,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marla M. Richardson, Trustee of The Marla M. Richardson Living Trust U/A dated July 5, 2017,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Final Plat of Brenton Park of record in Plat Book 7900, Page 820, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rhona H. Leslie by Warranty Deed from Danco Development, Inc of record in Book 9577, page 259, Register's Office for Davidson County, Tennessee, dated January 23, 1995 and recorded on January 24, 1995.

Being the same property conveyed to Rhona H. Leslie, Trustee U/D/A April 17, 1997 of the Leslie Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto by Quitclaim deed from Rhona H. Leslie, Individually of record in Book 10901, page 697, Register's Office for Davidson County, Tennessee, dated April 22, 1998 and recorded on April 27, 1998.

Being also known as 912 Brenton Park Court Brentwood, Tennessee 37027.

Subject to: Property taxes have been prorated and paid at transfer. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 820, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 9488, Page 505, Book 1130, Page 16, Book 7900, Page 820, in the Register's Office for Davidson County, Tennessee, Easement of record in Book 7808, Page 441, Book 7808, Page 498, Book 7808, Page 501, Book 8149, Page 919, in the Register's Office for Davidson County, Tennessee.

This property, known as 912 Brenton Park Court, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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/our hand(s) this 17 DAY OF NOVEMBER, 2017.

U/A/D April 17, 1977 of the Leslie Revocable Living Trust

Rhona H. Leslie Trustee

Rhona H. Leslie, Trustee

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Rhona Leslie, Trustee , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself to be the Trustee of the U/A/D April 17, 1977 of the Leslie Revocable Living Trust, the within named bargainor, as Trustee, and Rhona Leslie and , being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust, herself as Trustee of said Trust.

Witness my hand and official seal at office, this 17 day of , November, 2017 .

Notary Public

My commission expires: 5-27-2019

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021