Davidson County DEEDWARR
Recvd: 03/21/01 15:05 2pgs
Fees:11.00 Taxes:736.30

20010321-0027405

SHARON L. RINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2001.

Notary Public

MY COMMISSION EXPIRES:. 5/28/03

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David J. Dauenhauer	Guaranty Trust Company	171-106
(NAME) 5704 Cloverland Drive	(NAME) 640 Broadmor Blvd., Suite 100	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) 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,

MARSHALL B. LLEWELLYN AND WIFE, MAXINE BALTHROP LLEWELLYN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAVID J. DAUENHAUER AND WIFE, DORIS J. DAUENHAUER,

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:

Being Lot No. 2 on the Plan of the Resubdivision of Lot No.17, Brentwood Gardens, as of record in Book 1130, page 16, said Resubdivision of said Lot No.17, being of record in Book 4060, page 85.

Said Lot No. 2 fronts 135 feet on the northerly said of Hardscuffle Road, and extends back 258 feet on the easterly line and 250.3 feet on the westerly line to a dead line in the rear on which it measures 135.1 feet.

Being the same property conveyed to Marshall B. Llewellyn and wife, Maxine Balthrop Llewellyn by deed from O.H. Mason and wife, Dorothy B. Mason of record in Book 4297, Page 29, Register's Office for Davidson County, TN.

Hallie Maxine Balthrop Llewellyn being one and the same person as Maxine Balthrop Llewellyn.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5704 Cloverland Drive, 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.

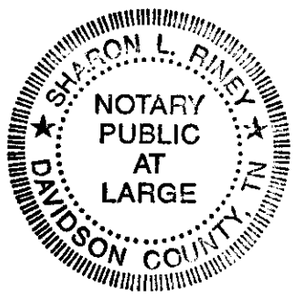
Witness my/our hand(s) this 16th day of March, 2001.

Marshall B. Llewellyn
by William McDonald Anderson, Jr., Attorney in Fact

Maxine Balthrop Llewellyn
by William McDonald Anderson, Jr., Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared William McDonald Anderson, Jr., known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Marshall B. Llewellyn and wife, Maxine Balthrop Llewellyn, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Marshall B. Llewellyn and wife, Maxine Balthrop Llewellyn. WITNESS my hand and Notarial Seal this 16th day of March, 2001



Sharon L. Riney
Notary Public

My Commission Expires
5/28/03