BOX 13
10402

WARRANTY DEED

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

x Shelia K Dearing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelia K. Dearing	AAA Worldwide Financial Company, ISAOA ATIMA	136-3C-119
(NAME)	(NAME)	
3719 Colonial Heritage Drive	15400 Knoll Trail Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Dallas, TX 75248	
(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, Robert L. Karger, Successor Trustee, U/A/D 8-5-02 of The Patricia Dundee Revocable Living Trust Agreement, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shelia K. Dearing, unmarried, 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. 35 on the Plan of Heritage Village of Priest Lake Park, Section Two, as of record in Plat Book 5200, Page 106, Register's Office for said County.

Said Lot No. 35 fronts 80 feet on the westerly margin of Colonial Heritage Drive, and extends back 133.10 feet on the northerly line, and 135.45 feet on the southerly line, to a line in the rear on which measures 71.98 feet.

Being the same property conveyed to Patricia Dundee, Trustee and any Successor Trustee U/A/D August 5, 2002 of the Patricia Dundee Revocable Living Trust Agreement , by deed of record in Instrument No. 20020813-0098054 Register's Office for Davidson County, Tennessee. The said Patricia Dundee having since died and Robert L. Karger being the successor Trustee.
This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3719 Colonial Heritage Drive, Nashville, TN 37217
(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.

Davidson County DEEDWARR
Recvd: 09/20/05 12:24 2 pgs
Fees:13.00 Taxes:499.13

20050920-0112982

Witness my hand this 7th day of September, 2005.

Robert L. Karger, Successor Trustee, U/A/D 8-5-02 of
The Patricia Dundee Revocable Living Trust Agreement

By: _____
Robert L. Karger, Successor Trustee,

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 1st day of September, 2005, before me personally appeared Robert L. Karger as Successor Trustee of The Patricia Dundee Revocable Living Trust Agreement, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed

Witness my hand and official seal at Nashville, Tennessee this 7th day of September, 2005.

Commission expires: May 28, 2006

_____
Notary Public

VICTOR HAZELWOOD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28 2006