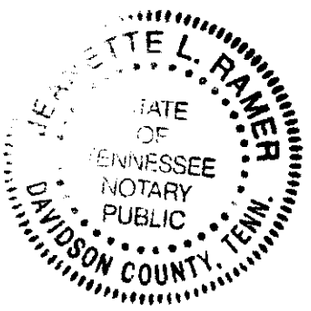
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/04/08 15:01 2 pgs
Fees:13.00 Taxes:1970.25
20080304-0021762



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $532,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: 7/5/11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry Trost	(same)	Map 145-5
(NAME)	(NAME)	
1228 Vintage Place		Parcel 26
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, I, **WILLIAM M. DEAN JR., UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HENRY TROST AND WIFE, LYNNE TROST**, 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, being Lot No. 10 on the Plan of Vintage Place of record in Plat Book 4460, page 148, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William M. Dean and wife, Jane Murphy Dean by deed from James E. Patterson d/b/a Patterson Construction & Realty Co. of record in Book 5048, page 525, said Register's Office. William M. Dean died vesting title solely in Jane Murphy Dean. Jane Murphy Dean has since died. William M. Dean, Jr. is the sole heir at law/devisee of the estate of Jane Murphy Dean as established pursuant to Affidavit of Heirship of record in Instrument # 20080304-0021761, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 4460, page 148, said Register's Office; and (c) restrictive covenants of record in Book 4704, page 991, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1228 Vintage Place, Nashville, Tennessee 37215
(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 hand this 29th day of February, 2008.

William M. Dean Jr.

STATE OF GEORGIA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William M. Dean Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Atlanta, Georgia this 29th day of February, 2008.

Commission expires: November 21, 2009

Notary Public

JANNA L. HILL
Notary Public
Fulton County
State of Georgia
My Commission Expires Nov 21, 2009

JANNA L. HILL NOTARY PUBLIC STATE OF GEORGIA