BILL GARRETT, Davidson County
Trans:T20090065627 DEEDWARR
Recvd: 09/25/09 14:57 2 pgs
Fees:13.00 Taxes:506.90
20090925-0089460

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Charles K. Prime
3345 South Mt. Juliet Road
Mt. Juliet, TN 37122

MORTGAGEE

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 075-03
PARCEL 065.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Joyce S. Hunley and Nancy L. Ennis, sole heirs at law of Nina R. Seese, deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Charles K. Prime and wife, Lesa M. Prime,** 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. 171 on the plan of Tulip Grove, Section Four, as of record in Plat Book 4175, Page 12, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nina R. Seese by deed from Donald L. Schuler and wife, Martha L. Schuler, dated September 10, 1982, filed for record in Book 5936, Page 111, Register's Office for Davidson County, Tennessee.
The said Nina R. Seese deceased on July 29, 2009 as a widow leaving said property to Joyce S. Hunley and Nancy L. Ennis, as the sole heirs at law of her estate.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4228, Page 457; easements, covenants, notes, conditions and all matters and notes as shown on the plan of record in Plat Book 4175, Page 12, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantees.

This is improved property known as **4468 Baton Rouge Drive 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 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 our hands this 22nd day of September, 2009.

Joyce S. Hunley

Nancy L. Ennis

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joyce S. Hunley and Nancy L. Ennis of, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of September, 2009.

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-24-11

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $137,000.00.

AFFIANT

Subscribed and sworn to before me this 22nd day of September, 2009.

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-24-11