BILL GARRETT, Davidson County
Trans:T20110011013 DEEDWARR
Recvd: 02/23/11 11:18 2 pgs
Fees:13.00 Taxes:351.50
20110223-0014787

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 2011.

Notary Public
MY COMMISSION EXPIRES: 4-23-14
File No. G11-1890D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bruce L. Humphrey and Tabitha G. Maddox- Humphrey, husband and wife (NAME)	Guaranty Trust Company (NAME)	149-9-54
4673 Dowdy Drive (STREET ADDRESS)	316 Robert Rose Drive (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Gary Douglas Dempsey and Shirley Dianne Dempsey Greene, Devisees of The Estate of George A. Dempsey**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bruce L. Humphrey and Tabitha G. Maddox- Humphrey, husband and wife**, 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. 61 on the plan of HAZELWOOD, SECTION 10, as shown by plat of record in Plat Book 3842, Page 232, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning at a monument on the west side of Dowdy Drive, thence South 70 degrees 13 minutes 11 seconds West 232.85 feet to a monument, thence north 52 degrees 14 minutes West 10.61 feet to a monument, thence North 14 degrees 13 minutes 23 seconds West 37.85 feet to a monument, thence eastwardly 232.57 feet to appoint on the West side of Dowdy Drive, thence along said drive 69.84 feet to the point of beginning.

BEING the same property conveyed to George A. Dempsey and Marvoline Dempsey, husband and wife from R.B. Woodroof, Sr. and wife, Margrette D. Woodroof, by Deed dated July 29, 1969, in Book 4353, Page 811, in the Register's Office for Davidson County, Tennessee.

Marvoline Dempsey has since died on April 25, 2007, vesting sole ownership in George A. Dempsey as surviving tenant by the entirety. The said George A. Dempsey, having since died testate on November 19, 2010, and pursuant to the terms of his Last Will and Testament as recorded in the Seventh Circuit Court of Davidson County, Tennessee Docket No. 11P56, devising said property to Gary Douglas Dempsey and Shirley Dianne Dempsey Greene.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2010 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4673 Dowdy Drive, Antioch, TN 37013.

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. Whenever 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 14th day of February, 2011.

THE ESTATE OF GEORGE A. DEMPSEY

By: Gary Douglas Dempsey
Gary Douglas Dempsey, Devisee

February 14, 2011
Date

By: Shirley Dianne Dempsey Greene
Shirley Dianne Dempsey Greene, Devisee

February 14, 2011
Date

STATE OF Tennessee

COUNTY OF Davidson }

SUMNER COUNTY TENNESSEE NOTARY PUBLIC STATE OF TRUST

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Gary Douglas Dempsey and Shirley Dianne Dempsey Greene, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of February, 2011.

My Commission Expires: 9/2/14

Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Gary Douglas Dempsey and Shirley Dianne Dempsey Greene, Devisees for The Estate of George A. Dempsey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Devisees of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of February, 2011.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066