STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-20-12

File No. G11-2274D

G. DIANE LADD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20110029343 DEEDWARR
Recvd: 05/17/11 12:42 2 pgs
Fees:13.00 Taxes:421.80
20110517-0037799

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alan R. Maltin (NAME)	(NAME)	33-12-107
314 Marita Avenue (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(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, **Karen French Chilton, Trustee of The Harry L. French Living Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alan R. Maltin**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Improved property more commonly known as 314 Marita Drive, Goodlettsville, TN and recorded in Davidson County, more particularly described as:

Being Lot No. 21 on the plan of GATEWAY, SECTION I, as shown by plat of record in Book 3300, Page 40, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 21 fronts 80 feet on the South side of Marita Ave., and extends back 168.6 feet onto the East line and 148.4 feet on the West line, to a dead line in the rear on which it measures 82 feet.

BEING the same property conveyed to The Harry L. French Living Trust from Harry Lee French, by Quit Claim Deed dated January 1, 2003; as Instrument No. 200312140181198, in the Register's Office for Davidson County, Tennessee.

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 314 Marita Avenue, Goodlettsville, TN 37072.

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 12th day of May, 2011.

THE HARRY L. FRENCH LIVING TRUST

By: Karen French Chilton, Trustee
Karen French Chilton, Trustee

May 12, 2011 May 12, 2011
Date

STATE OF GA

COUNTY OF Cobb }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Karen French Chilton, Trustee for The Harry L. French Living Trust, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee 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 12th day of May, 2011.

Notary Public, Cobb County, Georgia
My Commission Expires: May 31, 2011

NOTARY PUBLIC SEAL

My Commission Expires: 5/31/11

Notary Public

PREPARED BY AND RETURN TO:

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