Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
11-0102T

Return to:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$180,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th day of June, 2011.

Notary Public
Commission Expiration: 11-7-2012

ADDRESS OF NEW OWNER:
Stephen P. Westbeld
4013 Hallborough Way
Hermitage, TN 37076

SEND TAX BILLS TO:
Magna Bank
6525 Quail Hollow, Ste 300
Memphis, TN 38120

MAP-PARCEL:
98-05-0A-142.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, WE,

Calvin H. Deese and Sandra K. Deese, as Co-Trustees for the Deese Family Trust Dated 1.29.2001

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen P. Westbeld and Morgan W. Westbeld, 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 all of Lot No. 100 on the plan of Revision One, Section Five, Hampton Hall as shown on plat of record filed in Instrument No. 20000728-0074425 of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Calvin H. Deese and Sandra K. Deese, as Trustees for the Deese Family Trust Dated 1.29.2001 by Warranty Deed dated March 30, 2007 from Gerard Yanko and wife, Barbara K. Yanko, and filed of record in Instrument No. 20070403-0040029, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Real Property Taxes for the year 2011, and every year thereafter; Subject to Restrictions of record in Book 10278, Page 257, supplemented in Book 10301, Page 184, amended in Book 10444, Page 460, amended in Book 10640, Page 947, Book 10956, Page 520, Instrument No. 20000608-0057413, and Book 11372, page 852; Subject to Easement of record in Instrument No. 20000728-0074532; Subject to any and all matters on plan of record filed in Instrument No. 20000728-0074425; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **4013 Hallborough Way Hermitage, TN 37076**

BILL GARRETT, Davidson County
Trans:T20110038520 DEEDWARR
Recvd: 06/28/11 10:39 2 pgs
Fees:13.00 Taxes:666.00
20110628-0049282

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 24th day of June, 2011.

Deese Family Trust

Calvin H Deese Co-Trustee
Calvin H Deese, Co-Trustee of the Deese Family Trust uad 1.29.2001

Sandra K Deese Co-Trustee
By: Sandra K. Deese, Co-Trustee of the Deese Family Trust uad 1.29.2001

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Calvin H. Deese and Sandra K. Deese** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the **Co-Trustees** of the **Deese Family Trust uad 1.29.2001** the within named bargainor, a **Trust**, and that they as such **Co-Trustees**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Trust** by themselves as **Co-Trustees**.

Witness my hand and official seal at office this 24 day of June 2011.

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014

Notary Public
Commission Expiration:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____, 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 _____ day of _____, 20_____.

Notary Public
Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 20____, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

Notary Public
Commission Expiration:
