WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Julie Perryman
Affiant

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 13TH DAY OF JULY, 2011.

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: November 27, 2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Belle Meade Title & Escrow
109 Kenner Avenue Ste 201
Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Rehbein, married.	Suntrust Mortgage (NAME)	16205004000
339 Brewer Drive (ADDRESS)	401 Commerce Ste #1e100 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville Tn 37219 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Estate of Margaret Will Delvin, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Matthew Rehbein, married., hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 152, SECTION 1-A, HICKORY VALLEY SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4350, PAGE 168, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULARDESCRIPTION OF SAID PROPERTY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM LANNIE BARNES ALLEN, A WIDOW TO C.H. DELVIN, JR. AND WIFE, MARGARET WILL DELVIN AS RECORDED ON THE 28TH DAY OF JANUARY, 1949 IN DEED BOOK 1680, PAGE 631; A PORTION OF WARRANTY DEED FROM HILLVIEW CO., A TENNESSEE CORPORATION TO CLYDE H. DELVIN, JR. AND WIFE, MARGARET COLE DELVIN AS RECORDED ON THE 6TH DAY OF MARCH, 1961 IN DEED BOOK 3184, PAGE 55, AND ALL OF WARRANTY DEED FROM RANDALL PHILLIPS BUILDERS, INC. TO *CLYDE H. DELVIN AND WIFE, MARGARET COLE DELVIN AS RECORDED ON THE 16TH DAY OF OCTOBER, 1970 IN DEED BOOK 4452, PAGE 959, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

*CLYDE H. DELVIN HAVING DIED ON JANUARY 5, 1996 AND MARGARET WILL DELVIN HAVING DIED ON APRIL 20, 2011, WHO DEVISED THIS PROPERTY TO CLYDE HENRY DELVIN, III, BARBARA A. MULLINS, MARY TUNE, MIKE DELIVIN, DEBBIE DELVIN, DON DELVIN AND DELORES DELVIN BY WILL OF RECORD IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, PROBATE NUMBER 11P798, BARBARA A. MULLINS, EXECUTRIX , WITH THE POWER TO SELL, CONVEY, TRANSFER THE REAL PROPERTY WITHOUT THE JOINING OF ANY BENEFICIARIES.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 339 Brewer Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20110044021 DEEDWARR
Recvd: 07/21/11 09:53 2 pgs
Fees:13.00 Taxes:592.00

20110721-0055825

WARRANTY DEED
(Continued)

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/our hand(s) this 13th day of July, 2011.

Barbara A Mullins Executrix
Barbara A. Mullins, Executrix of the estate of
Margaret Will Delvin

STATE OF Tennessee

COUNTY OF Davidson

I, Connie Hooper, a Notary Public of the County and State first above written, do hereby certify that Barbara A. Mullins, Executrix, proven to me upon the basis of satisfactory evidence, and who upon their oath acknowledged herself to be the
executrix of the Estate of Margaret Will Delvin, the within named bargainnor, and that she as such executrix, executed the foregoing instrucment for the purposes therein contained.
,Witness my hand and official seal, this the 13th day of July, 2011.

Connie Hooper
Notary Public

My Commission Expires:

(SEAL)

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 4, 2013

RETURN TO:
Belle Meade Title & Escrow
109 Kenner Avenue Ste 201
Nashville, TN 37205