BILL GARRETT, Davidson County
Trans:T20110069405 DEEDWARR
Recvd: 11/03/11 16:07 2 pgs
Fees:13.00 Taxes:1350.50
20111103-0085982

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

ADDRESS NEW OWNER
Theodore R. Ensley, Jr.
7409 Hallows Drive
Nashville, TN 37221

MORTGAGEE
Carl R. Nodine
P.O. Box 44
Gladeville, TN. 37071

SEND TAX BILLS
OWNER

MAP-PARCEL:
MAP 128-09-0
PARCEL 085.00

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, **Carl R. Nodine and wife, Linda F. Nodine, Trustees of the Nodine Joint Revocable Living Trust Agreement U/A/D September 25, 2000,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Theodore R. Ensley, Jr., unmarried,** 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. 44 of the Resubdivision of Lots 44 & 45, Dunaway Woods, Section One, as of record in Plat Book 5800, Page 399 as corrected by Instrument to Correct Boundary Lines of record in Book 6487, Page 180, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carl R. Nodine and wife, Linda F. Nodine, Trustees of the Nodine Joint Revocable Living Trust Agreement U/A/D September 25, 2000 by Quitclaim Deed from Carl R. Nodine and wife, Linda Nodine, Individually, dated September 25, 2000, filed for record in Instrument No. 20001006-0099524, Register's Office for Davidson County, Tennessee.

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 5393, Page 651 as amended in Book 5484, Page 222; Agreement for Dedication of Public Utilities Easement of record in Book 10073, Page 783; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5800, Page 399 as corrected by Instrument To Correct Boundary Lines of record in Book 6487, Page 180, 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 Grantee.

This is improved property known as **7409 Hallows Drive Nashville, TN 37221.**

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 31st day of October, 2011.

Carl R. Nodine and wife, Linda F. Nodine, Trustees
Of the Nodine Joint Revocable Living Trust
Agreement U/A/D September 25, 2000
By: Carl R. Nodine, Trustee

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carl R. Nodine, as Trustee of the Carl R. Nodine and wife, Linda F. Nodine, Trustees of the Nodine Joint Revocable Living Trust Agreement U/A/D September 25, 2000, 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 31st day of October, 2011.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-2-12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $365,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of October, 2011.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-2-12