This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **12-1004**

BILL GARRETT, Davidson County
Trans:T20120009089 DEEDWARR
Recvd: 02/06/12 15:48 2 pgs
Fees:13.00 Taxes:425.13
20120206-0010721

WARRANTY DEED

THIS INDENTURE, made and entered into this **1/12/2012,** by and between **Deborah Gore, an unmarried individual,** parties of the first part, and **Dan Mast and Tena Mast, husband and wife,** party of the second part,
* and as Successor Trustee for Billy J Gore Revocable Trust**
WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Hermitage,** County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Lot No. 1118 on the Plan of Hermitage Hills Subdivision, Section 9 of record in Plat Book 3600, Page 97, in the Register's Office of Davidson County, Tennessee.

SAID Lot No. 1118 fronts 90.59 feet on the easterly margin of Bonnaspring Drive and runs back between lines measuring 152.17 feet on the northerly line and 150.72 feet on the southerly line to a dead line in the rear, measuring 74.42 feet thereon.

Being the same property conveyed to Betty J Gore Revocable Trust by deed from Betty J Gore as Instrument No. 20041006-0120806 and to Billy J Gore Revocable Trust by deed from Billy J Gore as Instrument No. 20041006-0120808, said Register's Office. Betty J Gore died on June 10, 2011 and Billy J Gore died on December 4, 2011. Deborah Gore is the Successor of both trusts and the only heir at law of Betty J Gore and Billy J Gore.

** and Successor Trustee for Betty J GoreRevocable Trust

This conveyance is made subject to:

Parcel ID # **75-9-253**
☒ Improved OR
☐ Unimproved property located at: **277 Bonnaspring Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Deborah Gore

Deborah Gore

Deborah Gore, Successor Trustee of Billy J Gore Revocable Trust & Successor Trustee of Betty J Gore Revocable Trust

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Deborah Gore** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 12th day of January, 2012..

Rebecca T. Garland

Notary Public

My Commission Expires: _____

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Deborah Gore, as Successor Trustee** to me known to the persons described in and who, upon oath, executed the foregoing instrument as the Successor Trusteeof the Billy J Gore Revocable Trust and as Successor Trustee of the Betty J Gore Revocable Trust, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 12th day of January, 2012..

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Rebecca T. Garland

Notary Public

My Commission Expires: 5/6/13

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Owner's Name: **Dan Mast and Tena Mast**

and Address: **277 Bonnaspring Drive, Hermitage, TN 37076**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

~~**Thomas J. Bontrager**~~

Same

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$114,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 12th day of January, 2012..

Rebecca T. Garland

Notary Public

My Commission Expires: 5/6/13