BILL GARRETT, Davidson County
Trans:T20120014647 DEEDWARR
Recvd: 02/29/12 10:05 2 pgs
Fees:13.00 Taxes:1350.50
20120229-0017446

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS THE 24th DAY OF February, 2012.

Notary Public
MY COMMISSION EXPIRES: 10/2/2014
File No. G12-3712D

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY BRIANA L. SMITH

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
George Childress Dezevallos (NAME) 1107 8th Ave So. ~~5845 Fredericksburg Drive~~ (STREET ADDRESS) Nashville, TN 37203 ~~Nashville, TN 37215~~ (CITY) (STATE) (ZIP)	George Childress Desevallos (NAME) 1107 8th Ave. South (STREET ADDRESS) Nashville, TN 37203 (CITY) (STATE) (ZIP)	145-6-41

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, **Anne Freeman Johnson Dezevallos, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George Childress Dezevallos,** 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. 12 on the plan of TYNE VALLEY ESTATES, SECTION 6, as shown by plat of record in Plat Book 3500, Page 141, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Anne Freeman Johnson Dezevallos, unmarried from George Childress Dezevallos, by Quit Claim Deed dated January 22, 1991, in Book 8280, Page 373, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 3502, page 162, and Book 3882, page 898, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3500, page 141, Register's Office for Davidson County, Tennessee.

The 2011 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 5845 Fredericksburg Drive, Nashville, TN 37215.

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 24th day of February, 2012.

Anne Freeman Johnson Dezevallos — February 24, 2012

Anne Freeman Johnson Dezevallos — Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Anne Freeman Johnson Dezevallos, unmarried, 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 24th day of February, 2012.

My Commission Expires: 10/23/2012

Notary Public

BRIAN L. SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

PREPARED BY AND RETURN TO:

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