Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $35,700.00

Affiant

Subscribed and sworn to before me, this 16th day of April, 2012.

Notary Public
My commission expires: 4/23/2014

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires April 23, 2014

05-1203-65517

Address of New Owner:	Send Tax Bills to:	Tax Information
Dwight Sesler	OWNER	052-01-0-109.00
301 Neelys Bend Road	118 LAKE HARBOR DR.	
Madison TN 37066	HENDERSONVILLE TN 37075	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Helen McCormick, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dwight Sesler and wife, Faye Sesler, hereinafter called the Grantees, their successors 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. 9 and the easterly 25 feet of Lot No. 8, of Block "A" on the Plan of Crittendon Estates, as of record in Book 974, Page 69, Register's Office for said County.

Said Lot and said part of said lot adjoin and front together 75 feet on the northerly side of Neely's Bend Road, and run back between parallel lines 165 feet to a dead line.

Being the same property conveyed to H.H. McCormick and wife, Helen W. McCormick by deed from Raymond H. Roberts and wife, Mattie Louise Roberts, dated July 28, 1967, recorded August 1, 1967 in Book 4157, Page 543, Register's Office for Davidson County, Tennessee. H.H. McCormick having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 301 Neelys Bend Road, Madison, TN 37066

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120030840 DEEDWARR
Recvd: 04/27/12 10:55 2 pgs
Fees:13.00 Taxes:132.09
20120427-0036101

WITNESS my hand this 16th day of April, 2012.

Helen McCormick by Clinton O Gentry Attorney in Fact

Helen McCormick, by Clinton O.
Gentry, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Clinton O. Gentry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Helen McCormick and that he is authorized by Helen McCormick to execute this instrument on her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 16th day of April, 2012.

Angela A. Ramsey

Notary Public at Large

My commission expires: 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014