BILL GARRETT, Davidson County
Trans:T20120037086 DEEDWARR
Recvd: 05/21/12 10:56 2 pgs
Fees:13.00 Taxes:603.10
20120521-0043705

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
12-0368

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Emily Jones
Affiant

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of May, 2012

Tracey Perry
Notary Public
Commission Expires: 3-3-15

Address of New Owner	Send Tax Bills To:	Map & Parcel
Meredith G. Dickens 1417 Brannom Drive Madison, TN 37115	Magna Bank 6525 Quail Hollow Road, Suite 300 Memphis, TN 38120	06301004700

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Michael S. Daniel and wife, Maggie Daniel

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Meredith G. Dickens, married

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. 5 in Lazy Acres, as shown on the plan of record in Plat Book 3500, page 146, Register's Office for Davidson County, Tennessee, to which plan reference Is hereby made for a more complete description.

BEING the same property conveyed to Michael S. Daniel and wife, Maggie Daniel by deed from Martha A. Hawkins, unmarried, of record in instrument No. 20070202-0014241, in the Register's Office for Davidson County, Tennessee, dated 01/24/2007, recorded 02/02/2007.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1417 Brannom Drive, Madison, TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of May, 2012.

Michael S. Daniel

Maggie Daniel

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael S. Daniel and Maggie Daniel** 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 at Hendersonville, Tennessee this 16th day of May, 2012.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 10-23-12

(Notary Seal)