ADDRESS NEW OWNERS and
SEND TAX BILLS:
ELIOT C. HINSON and wife,
KAREN G. HINSON
103 Trail East Drive
Hendersonville TN 37075

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

BILL GARRETT, Davidson County
Trans:T20120040447 DEEDWARR
Recvd: 06/01/12 14:37 3 pgs
Fees:18.00 Taxes:194.25
20120601-0047820

MAP PARCEL NUMBER:
75 - 5 - 94

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, DANIEL E. McLEOD, CATHERINE D. PATTERSON, JOSEPH F. McLEOD and KAREN G. HINSON, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to ELIOT C. HINSON and wife, KAREN G. HINSON, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 938 on the Plan of Hermitage Hills, Section 8, as of record in Book 3600, Page 24, Register's Office for said County.

SAID Lot No. 938 fronts 75 feet on the easterly margin of Bonnavuw Drive and runs back between lines 194.67 feet on the northerly line and 164.1 feet on the southerly line to a dead line in the rear on which it measures 120.77 feet.

BEING the same property conveyed to Daniel C. McLeod and wife, Josephine F. McLeod, by deed recorded April 4, 1972 in Book 4589, Page 540, Register's Office for Davidson County, Tennessee. Daniel C. McLeod having predeceased his wife. Jospehine F. McLeod having died intestate on May 5, 2010, leaving Daniel E. McLeod, Catherine D. Patterson, Joseph F. McLeod and Karen G. Hinson as her heirs at law. (See Davidson County Probate Court Docket No. 10P-1029). Affidavit of Heirship filed in Instrument No. 20120601-0047819, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

Karen G. Hinson joins in this conveyance to convey her one-fourth (1/4) interest to the Grantors at no consideration.

This is improved property known as 216 Bonnavue Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good

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right to convey it and that the said land is unencumbered except as herein provided. All debts of Josephine F. McLeod have been paid.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 30 day of ~~June~~ May, 2012.

DANIEL E. McLEOD

CATHERINE D. PATTERSON

JOSEPH F. McLEOD

KAREN G. HINSON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, DANIEL E. MCLEOD, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 30 day of ~~June~~ May, 2012.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JOSEPH F. MCLEOD, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 25 day of ~~June~~ May, 2012.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, CATHERINE D. PATTERSON, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 25 day of ~~June~~ May, 2012.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, KAREN G. HINSON, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 30 day of ~~June~~ May, 2012.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $52,500.00.

AFFIANT

Subscribed to and sworn before me, this the 30 day of ~~June~~ May, 2012.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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