WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120053354 DEEDWARR
Recvd: 07/19/12 15:03 2 pgs
Fees:13.00 Taxes:228.48

20120719-0063679

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $61,750.00.

Affiant

Subscribed and sworn to before me this the 13th day of July, 2012.

Notary Public

My commission expires: July 8, 2013

(AFFIX SEAL)

BRENDA WRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Nancy King Crawford, Attorney
1929 21st Avenue South, Nashville, TN 37212

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel ID Number
Larry D. Tomlin	US BANK HOME MORTGAGE	**075-09-0-131.00**
249 Bonnacroft Drive	4801 Frederica Street	
Hermitage, TN 37076	Owensboro, KY 42301	

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,

Danny B. Tomlin, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Larry D. Tomlin, 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(s) 154, as shown on the map entitled Hermitage Hills, Section 1, of record as Plat Book 2900, pages 48 and 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LESLIE B. TOMLIN, JR. and wife, MATTIE L. TOMLIN, by deed from KENNETH R. BARBEE and wife, SHIRLEY B. BARBEE, of record as Book 4319, page 335, dated March 20, 1969, said Register's Office. The said Leslie B. Tomlin Jr. having since died, leaving Mattie L. Tomlin as the surviving tenant by the entireties. The said Mattie L. Tomlin having remarried to Harold W. Carlisle and became known as Mattie L. Carlisle. The said Harold W. Carlisle having since died. The

said Mattie L. Carlisle having since died, leaving a Last Will and Testament, which has been filed in the Chancery (Probate) Court of Clay County, Tennessee at Celina, Docket No. W-2012-1. Said Will devised subject property to DANNY B. TOMLIN and LARRY D. TOMLIN.

Said property is conveyed subject to real property taxes for the year 2012 and thereafter, a lien, not yet due and payable; all matters shown on the plan of record in Plat Book 2900, pages 48 and 49, R.O.D.C.,TN; and any and all existing easements and restrictions as shown of record. Taxes for the current year have been prorated and assumed by the Grantee(s) herein.

This is Improved (X) Unimproved (_) property, known as **249 Bonnacroft Drive, Hermitage, TN 37076.**

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. 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.

Witness my/our hand(s) this 13th day of **July, 2012.**

By: Danny B. Tomlin
Danny B. Tomlin

STATE OF TENNESSEE)
COUNTY OF Sumner **)**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Danny B. Tomlin,** 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 and official seal at Gallatin, Tennessee, this 13th day of **July, 2012.**

Teresa J. Bennett
Notary Public

My Commission Expires:

TERESA J. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 8-20-2014