THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)	Send Tax Bills To	Map-Parcel No.
David & Connie Sehorn and Margaret Sehorn 3336 Earhart Road Mt. Juliet, TN 37122	Same	098 00 0 069.00

Warranty Deed

For and in consideration of the sum of $58,000.00, the receipt of which is hereby acknowledged, David R. Sehorn and wife, Connie Johnson Sehorn, Grantors, transfers and conveys an interest in fee simple to Margaret Sehorn, Grantee, of a certain tract or parcel of land located in Davidson County, Tennessee:

LAND in the 4th Civil District of Davidson County, Tennessee, property as described in Book 5036, Page 546, Register's office, Davidson County, Tennessee; and further described according to a survey by John Kohl, dated July 26, 1982, as follows:

BEGINNING in the center of Earhart Road at the northeast corner of the property conveyed to Lawrence Boyd Fudge, Jr. and wife, by deed of record in Book 3853, page 287, said Register's Office; thence N 81° 30 minutes W 439 feet to a point; thence North 148.3 feet to a point; thence S 81° 30 minutes E 500 feet to a point in the center of Earhart Road; thence S. 23° 16 minutes W 151.3 feet to the point of beginning.

Being the same property conveyed to David R. Sehorn and wife, Connie Johnson Sehorn, by deed from S. Brett Beavers and wife, Elizabeth G. Beavers, of record in Instrument No. 20040609-0068344, Register's Office for Davidson County, Tennessee.

Subject to an easement of right-of-way of record in Book 3893, Page 874, said Register's Office.

This is improved property known as: 3336 Earhart Road, Nashville, TN 37122.

The effect of this conveyance is to vest an undivided fee simple interest with a value of $58,000.00 in the Grantee, who holds this partial interest as a tenant in common with the Grantors, David R. Sehorn and wife, Connie Johnson Sehorn.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, their heirs, successors, and assigns, in fee simple forever.

GRANTORS do hereby covenant with the Grantee that Grantors is lawfully seized and possessed of this land in fee simple, has a good right to convey it, and that the same is unencumbered except for:

Grantors does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to this land to the Grantee, their heirs, successors, and assigns against lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Signed on July 24, 2012.

David R. Sehorn, Grantor

Connie Johnson Sehorn, Grantor

BILL GARRETT, Davidson County
Trans:T20120055287 DEEDWARR
Recvd: 07/27/12 10:51 2 pgs
Fees:13.00 Taxes:214.60
20120727-0066322

State of Tennessee
County of Davidson

Personally appeared before me, David R. Sehorn and Connie Johnson Sehorn, Grantors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, on July ~~25~~ 24 2012.

Notary Public
My commission expires: July 30, 2014

DEBRA Y. KING
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER CO. TENN.

State of Tennessee
County of Davidson

The actual consideration or value whichever is greater, for this transfer is $58,000.00 .
Subscribed and sworn to before me on July ~~25~~ 24 2012.

Margaret Sehorn by David Sehorn POA
Margaret Sehorn by David R. Sehorn as Attorney in Fact,
Affiant

Notary Public
My commission expires: July 30, 2014

DEBRA Y. KING
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER CO. TENN.

This deed is executed pursuant to the authority conferred with the Durable Power of Attorney executed by Margaret E. Sehorn and recorded on January 24, 2005, as Instrument No. 20050124-0008714, Register's Office for Davidson County, Tennessee. David Randall Sehorn does hereby certify under oath that Margaret E. Sehorn is now living and to his knowledge she n nhas not revoked said Power of Attorney.