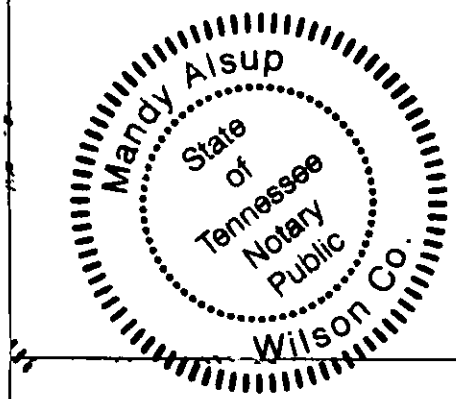
File No. 120916

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 4-20-2015

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda England	Linda England and Fredda Lee	038-00-0-063.00
(NAME) 411 Stonegate Drive	(NAME) 411 Stonegate Drive	
(ADDRESS) Lebanon, TN 37090	(ADDRESS) Lebanon, TN 37090	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Penny Lytle, William Vanatta, Teresa Ann Curtis, and Elmer E. Baker, Jr., Devisees under the Last Will and Testament of Barbara Jean Vanatta, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda England and Fredda Lee,* 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:

*joint tenants with right of survivorship

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by W.R. Seigenthaler, dated August 13, 1960, as follows:

Beginning at a point in the northerly margin of Allessio Road, 600 feet southwesterly from the southeast corner of an 18.18 acre tract formerly owned by E.E. McMath and described in Book 2697, Page 611, Register's Office for said County; thence North 6 degrees 25' East 550 feet to a point; thence North 86 degrees 40' East 150 feet to a point, thence South 6 degrees 25' West 550 feet to a point in the northerly margin of Allessio Road; thence along said margin South 86 degrees 40' west 150 feet to the point of beginning, containing 1.87 acres more or less.

BEING the same property conveyed to Fred J. Vanatta and wife, Barbara J. Vanatta by Warranty Deed from E. E. McMath and wife, Stella McMath dated 2/10/64 and recorded 2/11/64 in Book 3678, Page 81, Register's Office for Davidson County, Tennessee. The said Fred J. Vanatta having since died on 8/4/05, leaving property vested solely in Barbara J. Vanatta. The said Barbara J. Vanatta (aka Barbara Jean Vanatta) has also since died on 11/26/11, and pursuant to the terms of her Last Will and Testament filed 12/29/11 in the Seventh Circuit Court for Davidson County, Tennessee as Docket No. 11P-1901, the subject property was devised to Penny Lytle, William Vanatta, Teresa Ann Curtis and Elmer E. Baker, Jr. in equal shares, with Penny Lytle being appointed as Executrix.

The legal description contained herein is the same as in the previous deed of record.

William Vanatta executed this instrument on behalf of Elmer E. Baker, Jr. pursuant to a Power of Attorney of record in Instrument No. 20120906-0080764 Register's Office, Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20120066900 DEEDWARR
Recvd: 09/06/12 12:14 2 pgs
Fees:13.00 Taxes:185.00

20120906-0080765

File No. 120916

unimproved ☐

This is improved ☒ property, known as 3686 Alessio Road, Whites Creek, TN 37189

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 4th day of September, 2012.

Penny Lytle, Devisee

William Vanatta, Devisee

Teresa Ann Curtis, Devisee

Elmer E. Baker, Jr., Devisee
by William Vanatta, Attorney-in-fact AHY. INFAC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Penny Lytle, William Vanatta and Teresa Ann Curtis, Devisees under the Last Will and Testament of Barbara Jean Vanatta, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of September, 2012.

Commission expires:

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-14-2016

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Vanatta with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Elmer E. Baker, Jr. , Devisee under the Last Will and Testament of Barbara Jean Vanatta as his Attorney in Fact as the free act and deed of the within named Elmer E. Baker, Jr..

Witness my hand and official seal this 4th day of September, 2012.

Commission expires:

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-14-2016

Notary Public