WARRANTY DEED

File No.: ALW-12-1304

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN Notary Public State of Tennessee DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony L. Pence	New owner	07203007300
(NAME)	(NAME)	
1304 Stratford Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, CAMILLE DIAL, SUCCESSOR TRUSTEE OF THE HELEN DIAL TRUST, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, ANTHONY L. PENCE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 244 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, (erroneously shown in prior deeds as page 10) in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jesse R. Dial and wife, Helen Dunn Dial by Deed from Elizabeth Arms Cabbage, dated October 22, 1945, of record in Book 1345, page 241, Register's Office for Davidson County, Tennessee. The said Jesse R. Dial having died on July 22, 1946, leaving subject property vested in Helen Dunn Dial. Helen Dunn Dial, a widow, having conveyed subject property to Helen Dial, Trustee of the Helen Dial Trust, by Quitclaim Deed dated January 18, 1989, of record in Book 7756, page 701, Register's Office for Davidson County, Tennessee.

Helen Dial (a/k/a Helen Dunn Dial), a resident of Whatcom County, Washington, died on December 15, 2011. According to the provisions of the Helen Dial Trust, upon the her death, all property in the State of Tennessee was to be distributed to her daughter, Teresa Witcher. However, Teresa, Witcher, died on October 7, 2008, and all property was distributed to the surviving beneficiary, Camille Dial. Camille Dial is the surviving beneficiary and the Successor Trustee under the Helen Dial Trust.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20120073617 DEEDWARR
Recvd: 09/28/12 14:58 2 pgs
Fees:13.00 Taxes:288.60
20120928-0088757

unimproved ☐
This is improved ☒ property, known as 1304 Stratford Ave, Nashville, TN 37216

(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 26th day of September, 2012.

Camille Dial, Successor Trustee of the Helen Dial Trust

BY: Camille Dial, Successor Trustee of Helen Dial Trust
Camille Dial

STATE OF Washington
COUNTY OF Whatcom

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Camille Dial, Successor Trustee of the Helen Dial Trust, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of September, 2012.

Notary Public
My Commission Expires: 07/27/2016

WILLIAM CHARLES DALTON NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 07-27-2016

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171