Box14
243168

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120073717 DEEDWARR
Recvd: 10/01/12 08:51 2 pgs
Fees:13.00 Taxes:555.00
20121001-0088986

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Mallory K Stanton
Affiant

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 28th day of September, 2012.

Notary Public

My commission expires: 2/24/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mallory K. Stanton Mitchel A. Loveless, II	Sumner Bank and Trust	Map 134-08-0 Parcel 008-00
433 Ezell Pike	240 West Broadway	
Nashville, TN 37217	Gallatin, TN 37066	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Troy C. Varney and wife, Beverly Sue Varney

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

Mallory K. Stanton and Mitchel A. Loveless, II, both unmarried, as Joint Tenants with Right of Survivorship
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 No. 24, on the Plan of Bowood Heights, of record in Book 2331, Page 47, amended in Book 2906, Page 339, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Troy C. Varney, unmarried, by Deed dated April 3, 1998, from Terry B. Holleman and wife, Debbie J. Holleman, of record in Book 10877, Page 810, Register's Office for Davidson County, Tennessee, and further conveyed to Troy C. Varney and Margo J. Varney and Troy A. Varney be Quitclaim Deed dated April 24, 1998 from Troy C. Varney of record in Book 10936, Page 615, and the said Margo J. Varney further conveyed her interest to Troy C. Varney by Quitclaim Deed dated November 21, 2000 of record in Instrument No. 20001208-0121176, said Register's Office of Davidson County, Tennessee. The said Troy A. Varney died intestate on May 13, 2005 leaving his wife, Darlies J. Varney, and his children, David Varney, William G. Varney, Terry K. Varney, Johnny D. Varney, Joann Varney-Greenier, Shena Cable, and Troy C. Varney , as his heirs-at-law. An Affidavit of Heirship is recorded in Instrument No. 2012 10 01- 0088984 , said Register's Office. The said Darlies J. Varney, David Varney, William G. Varney, Terry K. Varney, Johnny D. Varney, Joann Varney-Greenier, and Shena Cable, further conveyed their interest to Troy C. Varney by Quitclaim Deed dated September 28 , 2012 of record in Instrument No. 2012 1001- 0088985 , said Register's Office for Davidson County, Tennessee.

Beverly Sue Varney, spouse of the above named Troy C. Varney, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **433 Ezell Pike, Nashville, TN 37217**

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 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 **28th** day of **September, 2012.**

Troy C. Varney

Beverly Sue Varney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Troy C. Varney and Beverly Sue Varney,** the within named sellers, 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 at Nashville, Tennessee, this **28th** day of **September, 2012.**

Jennifer L. Johnson

Notary Public

JENNIFER L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/1/15