BILL GARRETT, Davidson County
Trans:T20120077200 DEEDWARR
Recvd: 10/11/12 08:25 2 pgs
Fees:13.00 Taxes:83.25
20121011-0093023

NEW OWNER IS AND SEND SEND TAX BILLS TO:
PHILIP LOEFFLER AND ADAM LOEFFLER
4010 Liberty St
Old Hickory TN 37138
MAP/PARCEL 06405002500 p/o

THIS INSTRUMENT PREPARED BY
KELLY & SMITH
121/125 PUBLIC SQUARE
GALLATIN, TENNESSEE 37066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TEN AND NO/100 ($10.00) DOLLARS**, cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, **BETTY JANE LINDSLEY**, have this day bargained and sold and by these presents do hereby transfer and convey unto **PHILIP LOEFFLER AND ADAM LOEFFLER**, their heirs and assigns, the following tracts or parcels of land described as follows:

BEING Lot No. 16 and 18 in Block "P" on the plan of Hadley's Bend City which plan is of record in Plan Book 421, page 120, Register's Office for Davidson County, Tennessee.

BEING a part of the same property conveyed to Robert and Marinda Lindsley by deed of record in Deed Book 664, page 21, in the Register's Office for Davidson County, Tennessee. The said Robert Lindsley died December 6, 1968, leaving Marinda Lindsley as the surviving tenant. The said Marinda Lindsley died December 2, 1975, leaving her children namely: Betty Jane Lindsley, Hazel Lindsley (Deceased, her heirs: Sandra Manning and William Lindsley), Carrie Ransom (Deceased, her heirs: Amelia Austin and Larry Alexander), Mollie Harris (Deceased) and Lena Caruthers (Deceased), as her sole heirs.

FOR FURTHER reference see Quitclaim Deed from Sandra Manning, et al, dated July 30, 2010, and of record as Instrument Number 20100730-0059942, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tracts or parcels of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEES, their heirs and assigns, in fee simple forever.

I COVENANT that I am lawfully seized and possessed of the above described tracts or parcels of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2012 real estate taxes, applicable zoning and building regulations, and all visible easements.

I FURTHER COVENANT with the said GRANTEES and bind myself, my

heirs and legal representatives, to warrant and forever defend the title to said tracts or parcels of land, unto the said GRANTEES, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS my hand this the 2 day of October, 2012.

Betty J Lindsley
BETTY JANE LINDSLEY

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 **BETTY JANE LINDSLEY**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, on this the 2nd day of October, 2012.

NOTARY PUBLIC

J. MICHAEL DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: 5-5-15

OATH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $22,500, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

J. MICHAEL DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED and sworn to before me, this the 2nd day of October, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-5-15