Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120088105 DEEDWARR
Recvd: 11/19/12 09:33 2 pgs
Fees:13.00 Taxes:455.10
20121119-0106287

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2012.

Notary Public:

MY COMMISSION EXPIRES: 8-20-14
(AFFIX SEAL)

MELISSA J. BUTCHKO-TURECK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lorena A. Flores	F&M Bank	Parcel ID:
2124 E. Hill Drive	100 Bluegrass Commons Ste. 100	03403006800
Madison, TN 37115	Hendersonville, TN 37075	

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

Patsy George and Garry Leonard George, Heirs of the Estate of Leonard C. George

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Lorena A. Flores

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. 169 on the plan of Shepherd Hills, Section V, as of record in Book 2854, Page 119, Register's Office for said County.

Said lot fronts 105 feet on the westerly side of East Hill Drive and runs back 320 feet on the northerly line and 330.4 feet on the southerly line to a dead line in the rear on which it measures 125 feet.

BEING the same property conveyed to Leonard C. George by Final Decree from Martha Louella George, of record in Book 7244, Page 524, Register's Office for said County. The said Leonard C. George died on July 15, 2011 leaving as Patsy George and Garry Leonard George as Sole Heirs.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 2854, Page 119; and (3) Easement to Metro of record in Book 6827, Page 463, said Register's Office.

Power of Attorney of record in Instrument 20121119-0106286, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2124 E. Hill Drive, Madison, TN 37115

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 our hands this 8th day of November, 2012.

The Estate of Leonard C. George
By:

Patsy George, Heir

Garry Leonard George, Heir by Patsy George, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patsy George, 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 at Hendersonville, Tennessee, this 8th day of November, 2012.

My Commission Expires: 9/9/14

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, Patsy George, 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 on behalf of Garry Leonard George as his/her/their Attorney in Fact as the free act and deed of the within named Garry Leonard George.
Witness my hand and official seal at Hendersonville, Tennessee the 8th day of November, 2012.

My Commission Expires: 9/9/14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.