(1)

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

ALICIA R. HAMLETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF Feb 2013.

Notary Public

MY COMMISSION EXPIRES: 9-23-13

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda D. King	NewOwner	MAP 161-09-0
407 Hill Road		PARCEL 116.00
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Lambert L. Hailey, Sr., Trustee or his successors in Trust under the Lambert L. Hailey, Sr. Living Trust dated October 30, 2001 and any amendments thereto**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanda D. King, unmarried**

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. 11B on the Plan of Zone Lot Division of Lot 11, Section One, Brentwood Meadows of record in Plat Book 6250, Page 405, 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 Lambert L. Hailey, Sr, Trustee or his successors in Trust under the Lambert L. Hailey, Sr. Living Trust dated October 30, 2001, and any amendments thereto by Deed from Brian Labender, unmarried of record at Instrument No. 20020102-0000070, dated December 20, 2001 and recorded on January 2, 2002 and re-recorded in Instrument No. 20020604-0067176 on June 4, 2002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **407 Hill Road, Nashville, TN 37220.**

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 hand(s) this the 1st day of February, 20XX~~ The effective date of this instrument is February 1, 2013.

Lambert L. Hailey, Sr., Trustee or his successors in Trust under the
Lambert L. Hailey, Sr. Living Trust dated October 30, 2001

Lambert L Hailey Sr Trustee

Lambert L. Hailey, Sr., Trustee

Lambert L Hailey Sr

Lambert L. Hailey, Sr., Individually

BILL GARRETT, Davidson County
Trans:T20130010128 DEEDWARR
Recvd: 02/06/13 09:15 2 pgs
Fees:13.00 Taxes:455.10

20130206-0012194

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lambert L. Hailey, Sr.** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of **Lambert L. Hailey, Sr. Living Trust dated October 30, 2001** the within named bargainors, and Trust, and that they as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Lambert L. Hailey, Sr.** as such **Trustee**.

Witness my hand and seal this the 4th day of February, 2013.

My Commission expires 10/18/16

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 **Lambert L. Hailey, Sr.** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 4th day of February, 2013.

My Commission expires 10/18/16

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY