BILL GARRETT, Davidson County
Trans:T20130026596 DEEDWARR
Recvd: 04/02/13 13:45 2 pgs
Fees:13.00 Taxes:458.80
20130402-0032421

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Taylor O. Freeman
2308 Shadow Lane
Nashville, TN 37216

SEND TAX BILL TO:
New Owner

TAX ID 073-05-0-120.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Marilyn Denison Lee, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto **Taylor O. Freeman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Riverwood Heights of record in Plat Book 1835, Page 42, 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 Joe G. Denison and wife, Mary Hornsby Denison by Deed from Dorris Brent, unmarried of record in Book 1757, page 439, Register's Office for Davidson County, Tennessee, dated September 19, 1949 recorded on September 21, 1949.

Mary Denison died May 2, 2003. Joe George Denison died June 24, 2011.

By Order of Probate for Muninment of Title and Will of Joe G. Denison, of record in Instrument No. 20130402-0032420 , Register's Office of Davidson County, TN property is devised to his daughter, Marilyn Denison Lee.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all

matters shown on the plat of record in Book 1835, page 42, and restrictions in Book 1583, page 145, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 28th day of March, 2013.

Marilyn Denison Lee

Marilyn Denison Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Marilyn Denison Lee,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of March, 2013.

Carolyn M Christoffers

NOTARY PUBLIC

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 09/30/2013

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $124,000.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of March, 2013.

NOTARY PUBLIC

My Commission Expires: 4/16/13

DAVE ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY