Davidson County DEEDWARR Recvd: 05/01/13 12:38 2 pgs Fees:13.00 Taxes:44.40 **20130501-0043646**

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 2013.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Andrew ~~Andrew~~ N Deal 7316 Highway 70S Nashville, TN 37221	Same	Map 142 07 0 Parcel 015.00

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,

Thomas K. Teachout and wife, Cherrie H Teachout

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Andrew N Deal and Jennifer A. Deal,
as tenants in common

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 the Davidson County, Tennessee, being Lot No. 32, on the plan of Cross Timbers, Section II, of record in Book 3700, page 92, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Thomas K. Teachout and wife, Cherrie H Teachout, by deed from Avalon Partners, a TN General Partnership, dated 04/26/13, of record in Instrument No. 20030114-0005984 Register's Office for Davidson County, TN.

This conveyance is made subject to the following:
1) 2013 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☒un ☐improved property known as: 7316 Hwy 70 S, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 my hand(s) this 26th day of April, 2013.

Thomas K. Teachout
by: Cherrie Teachout
Attorney in fact

Cherrie H Teachout

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Cherrie H. Teachout, with whom I am personally acquainted, (or who 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, at office, this 26th day of April, 2013.

NOTARY PUBLIC

My Commission Expires: March 3, 2015

JAMES C. SMITH 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 Cherrie H. Teachout, Attorney in Fact for Thomas K. Teachout, the bargainer, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney in Fact on behalf of Thomas K. Teachout, for the purposes therein contained.

Power of Attorney recorded in Instrument No. 20130501-0043579 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 26th day of April, 20013.

NOTARY PUBLIC James C Smith

My Commission Expires: 03/03/2015

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 4.26.13

Notary Public James C. Smith

My Commission Expires: March 3, 2015

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027