BILL GARRETT, Davidson County
Trans:T20130038316 DEEDWARR
Recvd: 05/08/13 09:39 2 pgs
Fees:13.00 Taxes:436.60
20130508-0046295

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	
{Andrew Abernathy	{ Pinnacle Bank	}
{3213 Country Meadow Road	{ 150 Third Ave. South	} Map and Parcel
{Antioch, TN 37013	{ Suite 900	} 150-07-0 102.00
{	{ Nashville, TN 37201	}

{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.}

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Betty Henley, Trustee, Survivor's Trust U/A/D June 27, 2006 of the Horace U. Henley and Betty G. Henley Living Trust** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Andrew Abernathy, a single person** (The "Grantee"), his heirs and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 152, Section Four-A, "The Country", as shown on plat of record in Plat Book 5200, page 138, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Horace U. Henley and wife, Betty G. Henley, Individually to Horace U. Henley and Betty G. Henley, Trustees of the Henley Joint Revocable Living Trust Agreement U/A/D June 27, 2006 and any successors in Trust as recorded on the 12th day of July, 2006 in Instrument No. 20060712-0083907 and Warranty Deed from Michael L. Keeler et ux Nancy A. Keeler to Horace U. Henley et ux Betty G. Henley as recorded on the 21st day of February, 1986 in Deed book 6786, page 949, in the Register's Office for Davidson County, Tennessee. Horace U. Henley has since died and Betty G. Henley is the sole surviving Trustee.

This subject property is commonly known as 3213 Country Meadow Road, Antioch, Tennessee 37013.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. All matters shown on the plat of Section Four-A, "The Country" as recorded in Plat Book 5200, page 138 and 139, said Register' Office for Davidson County, Tennessee.
3. Covenants, Conditions and Restrictions as recorded in Book 5404, page 770, said Register's Office for Davidson County, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $118,000.00.

Affiant

Subscribed and sworn to before me this 3RD **day of May, 2013.**

Notary Public

My Commission Expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and/or assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her successors and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 3rd day of May, 2013.

Betty Henley, Trustee, Survivor's Trust U/A/D June 27, 2006 of the Horace U. Henley and Betty G. Henley Living Trust

By: Betty Henley
Betty Henley, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Betty Henley with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Trustee of the Betty Henley, Trustee, Survivor's Trust U/A/D June 27, 2006 of the Horace U. Henley and Betty G. Henley Living Trust executedthe within instrument for the purpose therein contained as Trustee for the Horace U. Henley and Betty G. Henley Living Trust.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of May, 2013.

Notary Public

My Commission Expires:

ROBERT JOHN DOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013