BILL GARRETT, Davidson County
Trans:T20130041444 DEEDWARR
Recvd: 05/17/13 14:01 2 pgs
Fees:13.00 Taxes:296.00
20130517-0050084

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0153

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of May, 2013

Notary Public
Commission Expires: 3-3-15

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert L. Catlett 905 Anita Drive Old Hickory, TN 37138	Veteran United Home Loans 2101 Chapel Plaza Court suite 107 Columbia, MO 65203	044-13-0-020.00

WARRANTY DEED

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, I/WE,

Charles R. Deaton

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert L. Catlett and wife, Sheila Catlett

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. 67 on the Map of Knoll Subdivision, Section IV, as of record in Book 2854, Page 111, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Bennett Drive, the common front corner of Lots Nos. 67 and 68 on said Plan; thence westwardly along the south margin of said Drive, 125 feet to a point which is the beginning of a curve; thence around said curve, 39.27 feet to a point on the easterly side of Anita Drive; thence southwardly with the margin of Anita Drive, 95 feet to a point; the common front corner of Lots No. 66 and 67 on said plan; thence eastwardly 150 feet to a point; thence northwardly 120 feet to the point of beginning.

BEING the same property conveyed to Charles R. Deaton and wife, Eveyln D. Deaton by Warranty Deed from Alan C. Smith and wife, Mary Scott Smith dated 1/23/76 and recorded 1/26/76 in Book 4991, Page 420, Register's Office for Davidson County, Tennessee. The said Evelyn D. Deaton having since died on 08/03/2011.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 905 Anita Drive, Old Hickory, TN 37138.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of May, 2013.

Charles R Deaton

Charles R. Deaton

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Charles R. Deaton
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 Brentwood, Tennessee this 9th day of May, 2013.

Notary Public
My Commission Expires: _____

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

(Notary Seal)