BILL GARRETT, Davidson County
Trans:T20130041593 DEEDWARR
Recvd: 05/20/13 08:45 2 pgs
Fees:13.00 Taxes:1202.50
20130520-0050337

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 13040194

MARY JAYNE MASTERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $325,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of May, 2013.

Notary Public
My Commission Expires: 8/17/2013

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Harbhajan Dhillon and Kuldip K. Dhillon 4417 Scenic Dr Nashville TN 37204	New Owner	Tax Parcel ID No. 13112003000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hilda M. Young as the heir of Robert Allen Macon,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Harbhajan Dhillon and Kuldip K. Dhillon, Husband and Wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being in the 16th Civil District, and containing 1.1 acres, more or less and described as follows:

Beginning at an iron pin on the Westerly margin of Scenic Drive, 247.9 feet North of the Northerly margin of Biltmore Drive; thence North 87° 19' West 48.9 feet to a concrete monument; thence continuing North 87° 19' West 301.1 feet to an iron pin; thence North 2° 41' East 123 feet to an iron pin; thence South 87° 19' East 394.2 feet to an iron pin in the Westerly margin of Scenic Drive; thence Southerly with the curve of the Westerly margin of Scenic Drive 131 feet to the beginning.

**

Being the same property conveyed to Robert A. Macon and wife, Vally L. Macon by Warranty Deed from Marvin Edward Binkley, Bayron Elton Binkley and Connie Sue Binkley Dorris, recorded on the 3rd day of January, 1974 in Deed Book 4777, Page 890, in the Register's Office of Davidson County, Tennessee.

**Vally L. Macon now deceased.

Robert Allen Macon died on April 17th, 2013 in Davidson County, Tennessee. The Last Will and Testament of Robert Allen Macon dated March 5th, 2010 and probated in 7th Circuit Court of Davidson County, Tennessee, Case Number 13P751. Said Last Will and Testament devised all property both real and personal to his daughter, Hilda M. Young.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 4417 Scenic Dr Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of May, 2013.

Hilda M. Young

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hilda M. Young, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of May, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014