BILL GARRETT, Davidson County
Trans:T20130042367 DEEDWARR
Recvd: 05/21/13 13:31 2 pgs
Fees:13.00 Taxes:2238.50
20130521-0051233

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 605,000.00

Billy R. Dean
Affiant

Subscribed and sworn to before me, this 1st day of May, 2013.

Notary Public

My commission expires: 1/24/16

LELAND L COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
2070 LEBANON ROAD
LEBANON, TN 37087

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BILLY R DEAN **PEGGY L DEAN**	**New Owner**	**064030C00900CO**
844 HUNTERS HILL TRACE	**Same**	
OLD HICKORY, TN 37138		

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 ACKNOWLEDGE, WE,

VERDA H ALLEN, TRUSTEE U/A/D 05/27/93

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BILLY R DEAN and wife PEGGY L DEAN

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:

A certain tract or parcel of land, in Davidson County, State of Tennessee, described as follows:

Being Lot No. 295 on the Plat of Brandywine Pointe Subdivision, Phase One, Section 2, Estate Section, of record in Book 7900, Page 165, and as revised in Book 7900, Page 172, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

BEING THE SAME PROPERTY CONVEYED TO JOE D ALLEN AND WIFE, VERDA H ALLEN, TRUSTEES U/A/D 05/27/93 BY QUITCLAIM DEED FROM JOE D ALLEN AND WIFE, VERDA H ALLEN, INDIVIDUALLY DATED 05/27/93 AND RECORDED ON 01/10/95 IN BOOK 9568, PAGE 145, SAID REGISTER'S OFFICE FOR SAID COUNTY. JOE D. ALLEN HAVING SINCE DIED ON FEBRUARY 3, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 844 HUNTERS HILL TRACE, 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 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 in 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/our hand(s) this 1st day of May, 2013.

Verda H. Allen

VERDA H ALLEN, INDIVIDUAL

Verda H. Allen, Trustee

VERDA H. ALLEN
TRUSTEE OF THE REVOCABLE LIVING TRUST
U/A/D 05/27/93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, VERDA H ALLEN AS AN INDIVUAL AND TRUSTEE OF THE REVOCABLE LIVING TRUST U/A/D 05/27/93, the within named Grantors, 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, at office, this 1st day of May, 2013.

Notary Public

My Commission Expires: 1/24/16

LELAND L. COLEMAN, JR
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY