BILL GARRETT, Davidson County
Trans:T20130056783 DEEDWARR
Recvd: 07/03/13 12:00 2 pgs
Fees:13.00 Taxes:329.30
20130703-0068994

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $89,000.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2013.

Notary Public
My commission expires: 4.25.2016

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires April 25, 2016

06-1306-75218

Address of New Owner:	Send Tax Bills to:	Tax Information
Bonnie McDaniel 108 Albee Court Hermitage TN 37076	NEW ONNER	086-10-0-070.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barbara Dalla Palu, a/k/a Barbara Routin Dalla Palu, Executrix of the Estate of Lorene B. Routin, and as Trustee of The Peggy Sue Routin Supplemental Needs Trust established in the Last Will and Testament of Lorene B. Routin, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Bonnie E. McDaniel, an unmarried woman,** hereinafter called the Grantees, their successors 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. 62, on the Plan of Chapelwood, Section 2, of record in Book 5200, Page 83, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William K. Routin and wife, Lorene B. Routin by deed from Cypress Homes, a partnership composed of David E. Cypress and Lawrence L. Cypress, dated May 23, 1980, recorded May 27, 1980, of record in Book 5605, Page 629, Register's Office for Davidson County, Tennessee. The said William K. Routin and wife, Lorene B. Routin having since died testate. William K. Routin having predeceased Lorene B. Routin. The Estate of Lorene B. Routin is being probated before the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 12P-1222.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 108 Albee Court, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 28 day of June, 2013.

Barbara Dalla Palu as Executrix & Trustee

Barbara Dalla Palu, a/k/a Barbara Routin Dalla Palu, as Executrix of the Estate of Lorene B. Routin, and as Trustee of The Peggy Sue Routin Supplemental Needs Trust established in the Last Will and Testament of Lorene B. Routin, deceased

STATE OF VIRGINIA, COUNTY OF Floyd

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Barbara Dalla Palu, a/k/a Barbara Routin Dalla Palu, as Executrix of the Estate of Lorene B. Routin, and as Trustee of The Peggy Sue Routin Supplemental Needs Trust established in the Last Will and Testament of Lorene B. Routin, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand this 28th day of June, 2013.

Notary Public

My Commission expires 9/30/16

7185584

Return To:
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood. TN 37027