THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 10/08/13 16:14 3 pgs
Fees:18.00 Taxes:617.90
20131008-0105865

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 167,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF September 2013

Notary Public

MY COMMISSION EXPIRES: 9/21/2015

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meredith A. Hansel	New Owner	MAP
106 Quinn Circle		PARCEL 095-09-0-053.00
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Edith P. Dean a/k/a Edith Dean**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Meredith A. Hansel, unmarried and Saundrea L. Sanburn, unmarried as tenants in common with rights of survivorship**

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. 23 on the Plan of W. E. Quin, Jr's. Lebanon Road Subdivision of record in Plat Book 1424, Page 111, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 23 fronts 100 feet on the Westerly side of Quin Circle and runs back between parallel lines 300 feet to a dead line. Being the same property conveyed to Van A. Dean and wife, Edith P. Dean by Warranty Deed from H.E. LeGraff and wife, Annie E. LeGraff of record in Book 3183, page 393, Register's Office for Davidson County, Tennessee, dated February 6, 1961 and recorded on March 01, 1961. The said Van A. Dean having since died on June 14th 2013 and Edith P. Dean living the surviving tenant by the entireties.

106 Quinn Circle, Nashville TN 37210

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **106 Quinn Circle, Nashville, TN 37210.**

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 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 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(s) this the 19th day of September, 2013.

Edith P. Dean by R.L. Moore her Attorney-in-Fact

Edith P. Dean by R.L. Moore her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **R.L. Moore**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of **Edith P. Dean,** and who acknowledged that he executed the same as the free act and deed of **Edith P. Dean.** Witness my hand and official seal this 19th day of September, 2013.

Witness my hand and official seal this the 19th day of September, 2013.

My Commission expires: 11-16-2015

WANDA C. HIETT STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Wanda C. Hiett
Notary Public

True Copy Certification

I, Connie Taylor, do hereby make oath that I am ~~a licensed attorney~~ and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/21/2021

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067