BILL GARRETT, Davidson County
Trans:T20130090675 DEEDWARR
Recvd: 10/22/13 10:24 3 pgs
Fees:18.00 Taxes:591.63

20131022-0110015

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

Subscribed and sworn to before me, this 18TH DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-19-15

(AFFIX SEAL)

TERESA GLASS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marshall Scott Warden, single man	Sumner Bank & Trust (NAME)	01700014600
5703 Lickton Pike (ADDRESS)	255 Indian Lake Blvd., (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Linda E. Dixon, 1/3 undivided interest, Joyce Mayes, 1/3 undivided interest, Jennifer Webb, 1/6 undivided interest and Robert E. Webb, II, 1/6 undivided interest, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Marshall Scott Warden, single man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING THE PROPERTY DESCRIBED ON PLAT OF RECORD IN PLAT BOOK 8250, PAGE 169, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FOR A MORE SPECIFIC DESCRIPTION REFER TO THAT PLAT BOOK AND PAGE.

BEING THE SAME PROPERTY CONVEYED TO LINDA E. DIXON, 1/3 UNDIVIDED INTEREST, JOYCE MAYES, 1/3 UNDIVIDED INTEREST, JENNIFER WEBB, 1/6 UNDIVIDED INTEREST AND ROBERT E. WEBB, II, 1/6 UNDIVIDED INTEREST, WITH A LIFE ESTATE RETAINED BY LUCILLE L. CUFFMAN BY DEED FROM LUCILLE L. CUFFMAN, A WIDOW OF RECORD IN BOOK 10024, PAGE 979, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. LUCILLE L. CUFFMAN DIED 02/02/03.

JENNIFER WEBB NOW BEING JENNIFER HUDDLESTON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

JENNIFER HUDDLESTON EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF ROBERT E. WEBB, II, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20131022-0110013, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENN

JOYCE MAYES EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF LINDA E. DIXON, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20131022-0110014, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5703 Lickton Pike, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

WARRANTY DEED
(Continued)

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 18th day of October, 2013.

Linda E. Dixon

Linda E. Dixon

By: Joyce Mayes, Attorney-in-Fact

Joyce Mayes, Attorney-in-Fact

Jennifer Huddleston

Jennifer Webb

Robert E. Webb II

Robert E. Webb, II

By: Jennifer Huddleston Attorney-in-fact

Jennifer Huddleston, Attorney-in-Fact

Joyce Mayes

Joyce Mayes

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joyce Mayes and Jennifer Webb Huddleston, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of October, 2013.

Mary Birthright

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED
(Continued)

STATE OF Tennessee
COUNTY OF Davidson

On this 18th day of October, 2013, before me personally appeared Jennifer Huddleston, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert E. Webb, II and acknowledged that such person executed the same as the free act and deed of Robert E. Webb, II.

Witness my hand and official seal, this the 18th day of October, 2013.

Mary Birthright
Notary Public

My commission expires: 11-3-15



STATE OF Tennessee
COUNTY OF Davidson

On this 18th day of October, 2013, before me personally appeared Joyce Mayes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Linda E. Dixon and acknowledged that such person executed the same as the free act and deed of Linda E. Dixon

Witness my hand and official seal, this the 18th day of October, 2013.

Mary Birthright
Notary Public

My commission expires: 11-3-15

RETURN TO:
Warranty Title Insurance Company, Inc.
2401 Memorial Blvd.,
Springfield, TN 37172

