BILL GARRETT, Davidson County
Trans:T20140022757 DEEDWARR
Recvd: 04/04/14 09:08 2 pgs
Fees:13.00 Taxes:24.05
20140404-0028059

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Natalie B. Dillard and Myers E. Brown, II 721 River Landing Way, Old Hickory, TN 37138	Same	043-04-0-A 020.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, THE FRANK L. WALDEN REVOCABLE LIVING TRUST U/D/O 2/22/02, by and through its successor Trustees, hereinafter referred to as the "GRANTOR", has bargained. sold and by these presents does hereby transfer and convey unto NATALIE B. DILLARD and MYERS E. BROWN, II, as Tenants in Common each owing a ½ undivided interest, hereinafter referred to as 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. 20 on the Final Plat, First Revision, River Landing, Section 1, Phase 1, Cluster Lot Subdivision, as of record in Instrument 200609180115492, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to the Frank L. Waldren Revocable Living Trust by deed from First Bank filed for record as Instrument No. 20100802-0060372, Register's Office for Davidson County, TN And, by Scrivener's Affidavit filed for record as Instrument No. 20140204-0009871 in the Register's Office for Davidson County, TN, the correct spelling of the Grantee's name was changed from "Frank L. Waldren, Trustee of the Frank L. Waldren Revocable Living Trust" to "Frank L. Walden, Trustee of the Frank L. Walden Revocable Living Trust".

Under the provisions of The Frank L. Walden Living Trust dated 2/22/02, Frank L. Walden was named as the original Trustee. Frank L. Walden died on November 2, 2010 and by the terms of the said Trust Agreement, Dianna L. Dudley and Rickie L. Walden became the First Successor Trustees.

The current mailing address for the said property is 731 River Landing Way, Old Hickory, TN 37138

Said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2014, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. All applicable zoning ordinances and building restrictions.

3. All covenants, bylaws, restrictions, declarations and easements of record.

4. And, such limitations and easements as may affect the premises.

And, we, the GRANTORS, do further covenant and bind THE FRANK L. WALDEN REVOCABLE LIVING TRUST, UNDER DATE OF 2/22/02, its successors and assigns 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

THE FRANK L. WALDEN REVOCABLE LIVING TRUST,
UNDER DATE OF 2/22/02

BY: DIANNA DUDLEY, SUCCESSOR CO-TRUSTEE

BY: RICKIE L. WALDEN, SUCCESSOR CO-TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before the undersigned, a Notary Public, in and for said County and State, personally appeared DIANNA DUDLEY and RICKIE L. WALDEN, with whom I am personally acquainted and who acknowledged themselves as the duly named successor Co-Trustees under the Frank L. Walden Revocable Living Trust, Under Date Of 2/22/02, and as such Successor Co-Trustees, being authorized to do, executed the within instrument for the purposes therein contained by signing under the name of the Trust by themselves as Co-Trustees.

Witness my hand on this the 14th day of March, 2014.

NOTARY PUBLIC

My Commission Expires: 1-9-16

SANDY BALENT
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 $6,500.00.

Affiant

Sworn to and subscribed before me, this the 14th day of March, 2014.

NOTARY PUBLIC

My Commission Expires 1-9-16

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY