BILL GARRETT, Davidson County
Trans:T20140036433 DEEDWARR
Recvd: 05/23/14 14:13 2 pgs
Fees:13.00 Taxes:197.95

20140523-0044842

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,500.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May ,2014

Lori Buie
Notary Public
MY COMMISSION EXPIRES: 9/21/15

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
MARIA PEREZ	New Owner	033-06-0/013.00
1095 OLD DICKERSON ROAD	(NAME)	
(ADDRESS) GOODLETTSVILLE, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, RITA NEUMAIR LAWHORN, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARIA PEREZ, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 OF PLANTATION ESTATES, SECTION I, AS OF RECORD IN BOOK 3842, PAGE 40, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO 7 FRONTS 140.0 FEET ON THE WESTERLY MARGIN OF OLD DICKERSON ROAD AND EXTENDS BACK 315.0 FEET ON THE NORTH AND SOUTH LINES, TO A LINE IN THE REAR ON WHICH IT MEASURES 140 FEET.

BEING THE SAME PROPERTY CONVEYED TO SIMON NEUMAIR AND WIFE, ANNELIESE NEUMAIR, BY DEED FROM JOHN B. GIBBS AND WIFE, BETTY L. GIBBS, OF RECORD IN DEED BOOK 4166, PAGE 588, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSE. THE SAID SIMON NEUMAIR DIED INTESTATE ON APRIL 23, 1981 AND THE SAID ANNELIESE NEUMAIR DIED INTESTATE ON APRIL 17, 1995. RITA NEUMAIR LAWHORN AND MANFRED NEUMAIR ARE THE HEIRS AT LAW OF ANNELIESE NEUMAIR PURSUANT TO THE AFFIDAVIT OF HEIRSHIP RECORDED ON NOVEMBER 26, 2002 OF RECORD IN INSTRUMENT NO. 20021126-0146739 AND FURTHER BEING CONVEYED TO RITA NEUMAIR LAWHORN BY QUITCLAIM DEED FROM MANFRED NEUMAIR, RECORDED ON NOVEMBER 26, 2002, IN INSTRUMENT N0. 20021126-0146738, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 1095 OLD DICKERSON ROAD, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are

lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 21st day of May, 2014.

/s/ Rita Neumair Lawhorn
RITA NEUMAIR LAWHORN

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, RITA NEUMAIR LAWHORN, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 21st day of May, 2014.

Lori Buie
NOTARY PUBLIC
My commission expires: 9/21/15