

BILL GARRETT, Davidson County
Trans:T20140037718 DEEDWARR
Recvd: 05/30/14 10:01 2 pgs
Fees:13.00 Taxes:623.45
20140530-0046486

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,500.00

Elaine C Williamson
Affiant

Subscribed and sworn to before me, this 28TH DAY OF MAY, 2014.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:

11-3-15 (AFFIX SEAL)

WARRANTY DEED

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
Doug Dean, an unmarried man	Same as new owner	04212002000
	(NAME)	
500 Pima Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(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 Ellie Gertrude Dillehay, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Doug Dean, an unmarried 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, BEING LOT NO. 9 ON THE MAP OF M. N. YOUNG'S SUBDIVISION OF LOT NO. 5 OF THE GEE LANDS, AS OF RECORD IN BOOK 974, PAGE 5, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 9 FRONTS 192 FEET ON THE SOUTHERLY SIDE OF WILLIAMS AVENUE AND RUNS BACK 830.7 FEET ON THE EASTERLY LINE AND 831.3 FEET ON THE WESTERLY LINE TO A DEAD LINE, MEASURING 173 FEET THEREON, AND CONTAINING 3.49 ACRES, MORE OR LESS.

INCLUDED BUT EXPRESSLY EXCLUDED FROM THIS DESCRIPTION IS THE FOLLOWING:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY PART OF LOT NO. 9 ON THE MAP OF M. N. YOUNG'S SUBDIVISION OF LOT NO. 5 OF THE GEE LANDS, AS OF RECORD IN BOOK 974, PAGE 5, REGISTER'S OFFICE FOR SAID COUNTY.
SAID PART OF LOT NO. 9 FRONTS 192 FEET ON THE SOUTHERLY SIDE OF WILLIAMS AVENUE AND RUNS BACK FROM THE CENTER OF SAID AVENUE 531.3 FEET OF THE WESTERLY LINE AND 530.7 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 180 FEET, MORE OR LESS THEREON.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO GLEN B. DILLEHAY AND WIFE, ELLIE GERTRUDE DILLEHAY BY DEED FROM MRS. RUTH TALLENT HOLMES AND WILLIAM V. HOLMES OF RECORD IN BOOK 1636, PAGE 467, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID GLEN C. DILLEHAY HAVING SINCE DECEASED LEAVING ELLIE GERTRUDE DILLEHAY HIS SOLE SURVIVING SPOUSE.

BRENDA GAYLE DILLEHAY HAYES EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF ELLEN GERTRUDE DILLEHAY, PURSUANT TO GENERAL POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20140530-0046485, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ELLIE GERTRUDE DILLEHAY AND ELLEN GERTRUDE DILLEHAY BEING ONE AND THE SAME PERSON.

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

unimproved ( )
This is improved (X) property, known as 500 Pima Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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/our hand(s) this 28th day of May, 2014.

Ellen Gertrude Dillehay aka Ellie Gertrude Dillehay

By: Brenda Gayle Dillehay Hayes
Brenda Gayle Dillehay Hayes

State of Tennessee
County of Davidson

On this 28th day of May, 2014, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Brenda Gayle Dillehay Hayes, 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 Ellen Gertrude Dillehay aka Ellie Gertrude Dillehay and acknowledged that such person executed the same as the free act and deed of Ellen Gertrude Dillehay aka Ellie Gertrude Dillehay.

Witness my hand and seal, this 28th day of May, 2014.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:11/3/15

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072