# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/14 08:20 3 pgs
Fees:18.00 Taxes:549.45
20140613-0051576

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$148,500.00.**

Affiant

Subscribed and sworn to before me this 6th day of June, 2014.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| The Valley Grove Trust | SAME | 086-16-0-031.00 |
| P.O Box 160772 | | |
| Nashville, TN 37216 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Vonnie Faye Degges**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, as Trustee for The Valley Grove Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Tract 1: 4253 Valley Grove Drive:**
**Being Lot No. 68 on the plan of Valley Grove Subdivision, Section One, of record in Book 5200, page 388, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Ira D. Degges and wife, Vonnie Faye Degges, by deed from Gary B. Fisher and wife, Brenda J. Fisher and James J. Conner and wife, Warneta A. Conner, on March 9, 1990, of record in Book 8063, page 284, Register's Office for Davidson County, Tennessee. The said Ira D. Degges having died, leaving property to Vonnie Faye Degges by right of survivorship.**

**Tract 2: 247 Welch Road:**
**Being Lot No. 36 on the plan of Herbert Heights, Section I, of record in Book 3500, page 28, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Ira D. Degges and wife, Vonnie Faye Degges, by deed from Zoltan J. Bokor, on November 18, 1981, of record in Book 5821, page 446, Register's Office for Davidson County, Tennessee. The said Ira D. Degges having died on October 23, 2012, leaving property to Vonnie Faye Degges by right of survivorship.**

**Tract 3: 800 Elissa Drive:**
**Being Lot No. 260 on the plan of Belair, Section Two, of record in Book 2900, pages 29, 30, 31 and 32, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lot No. 260, which is a corner lot, fronts 79.5 feet on the easterly margin of Elissa Drive and fronts 108.3 feet on the southerly margin of Karen Drive, said frontages being joined by a curve having a length of 32.9 feet, and extends back 79.0 feet on the easterly line and 97.0 feet on the southerly line to a point of intersection.**

**Being the same property conveyed to Ira D. Degges and wife, Vonnie Faye Degges, by deed from Teresa Luna, a single person, on May 11, 1983, of record in Book 6057, page 660, Register's Office for Davidson County, Tennessee. The said Ira D. Degges having died, leaving property to Vonnie Faye Degges by right of survivorship.**

**Tract 4: 1908 Louanne Drive:**
**Being Lot No. 267 on the plan of Bel-Air Subdivision, Section 2, of record in Book 2900, pages 29, 30, 31 and 32, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Ira D. Degges and wife, Vonnie Faye Degges, by deed from James M. Nicholson and Anita K. Gasser, on May 22, 1981, of record in Book 5748, page 702, Register's Office for Davidson County, Tennessee. The said Ira D. Degges having died, leaving property to Vonnie Faye Degges by right of survivorship.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Tract 1:

- Subject to all matters as shown on the Plan of record in Book 5200, page 388 and Book 5190, page 625, Register's Office Davidson County, Tennessee.

Tract 2:

- Subject to all matters as shown on the Plan of record in Book 3500, page 28, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3535, page 11, Register's Office for Davidson County, Tennessee.

Tract 3:

- Subject to all matters as shown on the Plan of record in Book 2900, page 29, 30, 31 and 32, Register's Office Davidson County, Tennessee.

Tract 4:

- Subject to all matters as shown on the Plan of record in Book 2900, page 29, 30, 31 and 32, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2964, page 1; and Book 3096, page 485, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4253 Valley Grove, Hermitage, TN 37211**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this June 6, 2014.

Vonnie Faye Degges by Paul Donald Degges AS ATTORNEY IN FACT

**Vonnie Faye Degges**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Paul Donald Degges, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Vonnie Faye Degges, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Vonnie Faye Degges, the bargainor(s), by the said Paul Donald Degges, as Attorney-in-Fact.

WITNESS my hand and seal, this 6th day of June, 2014.

NOTARY PUBLIC My Commission Expires: 7/6/15

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE