BILL GARRETT, Davidson County
Trans:T20140059780 DEEDWARR
Recvd: 08/14/14 11:43 2 pgs
Fees:13.00 Taxes:873.20



20140814-0073498

Mail to: Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135
615-776-7461

#1156

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Chad W. Price and Christa C. Price	Pinnacle Bank	Map 098-05-0B-
6500 Lampe Court	150-3rd Ave S, Suite 900	Parcel 029.00-CO
Hermitage, TN 37076	Nashville TN 37201	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Norma M. Tillman, Trustee of The Norma M. Tillman Revocable Living Trust dated April 14, 2004, (Amended), with full power to sell, convey, mortgage, or otherwise encumber without joiner of any beneficiary,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Chad W. Price and Christa C. Price, husband and wife** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 29, on the FINAL PLAT, REVISION TO LOT 29, PHASE I, BAYPOINTE SUBDIVISION of record in Plat Instrument No. 20010202-00103975, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Norma M. Tillman, Trustee of Norma M. Tillman Revocable Living Trust dated April 4, 2004, (Amended) by quitclaim deed dated December 28, 2011 from Norma M. Tillman of record in Instrument No. 20111229-0101875, said Register's Office. Further being the same property conveyed to Norma M. Tillman, an unmarried woman by warranty deed dated November 5th, 2010 from Susan L. Rocco and R. Stephen Ramsey, Co-Trustees, Kenneth Granville Ellis Trust u/w dated 01/24/2008 of record in Instrument No. 20101112-0090529, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. **2014 Taxes, not yet due and payable and assumed by Grantee.**
2. **Restrictions & By-Laws of record in Book 3811, page 637, Book 3727, pages 822 & 830, Book 4075, page 628, Instrument No. 20000510-0047337 and Instrument No. 20000720-0071748, said Register's Office.**
3. **Easements of record in Book 1255, page 347, Book 1280, page 445, Book 10316, page 619, and in Book 10493, page 504, said Register's Office.**
4. **Quitclaim Deed to HOA of record in Instrument No. 20020805-0093528, said Register's Office.**
5. **All matters appearing of record in Plat Instrument No. 20010202-00103975, said Register's Office.**

This is improved property commonly known as: 6500 Lampe Court, Hermitage, TN 37076.

STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $236,000.00.

Affiant

Subscribed and sworn to before me this 7th day of August, 2014.

Notary public:
My Commission expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and/or assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of August, 2014.

The Norma M. Tillman Revocable Living Trust
Dated April 14, 2004, (Amended)

By: Norma M. Tillman, Trustee
Norma M. Tillman, Trustee

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared **Norma M. Tillman** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged **herself** to be the **Trustee** of **The Norma M. Tillman Revocable Living Trust Dated April 14, 2004, (Amended),** and that **She** executed the foregoing instrument for the purpose therein contained, by signing the name of the **Trust** by **Herself** as the **Trustee.**

WITNESS my hand and official seal at NOLENSVILLE, Tennessee, this 7th day, August, 2014.

ROBERT JOHN TESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 04/13/2015 8 - 2017