RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20140066721 DEEDWARR
Recvd: 09/08/14 12:43 2 pgs
Fees:13.00 Taxes:425.50
20140908-0082079

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Subscribed and sworn to before me, this 29th day of August, 2014.

Lura Brady
Notary Public

My commission expires: 8-27-18

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
THANH LANIE LUU	**PINNACLE BANK**	**052080A19600CO**
1016 SHAWNEE TRCE	**150 THIRD AVE SOUTH STE 900**	
MADISON, TN 37115	**NASHVILLE, TN 37201**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

THE ESTATE OF SADIE B. VANDEVENTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THANH LANIE LUU, UNMARRIED

HEREINAFTER CALLED 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. 196, ON THE PLAN OF HERON WALK, SECTION 1, PHASE 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 173, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SADIE B. VANDEVENTER, UNMARRIED, BY DEED FROM BRIAN PROCTER AND WIFE, MICHAELA PROCTER, DATED 08/21/2003 AND RECORDED ON 09/16/2003 IN INSTRUMENT NUMBER 20030916-0136042, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. The said Saddie B Vandeventer is since now deceased on 07/12/2013 leaving Doris W. Jump as Executrix of the Estate in her Last Will and Testament. Probate order # 13P-1295 filed 09/18/2013 in Davidson County , TN

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1016 SHAWNEE TRCE, MADISON, TN 37115.

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 in 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 29th day of August, 2014.

THE ESTATE OF SADIE B. VANDEVENTER

Doris W Jump

BY: DORIS W. JUMP, EXECUTRIX Executrix

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Doris W. Jump , with whom I am personally acquainted and whom upon his/her oath(s) acknowledge himself/herself to be the EXECUTRIX of ESTATE OF SADIE B. VANDERVENTER the within named bargainor, and corporation, and the he/she as such EXECUTRIX being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, as its EXECUTRIX.

Witness my hand, at office, this 29th day of August, 2014.

Notary Public

My Commission Expires: 2-12-18

GINA MIEHLICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-12-2018