BILL GARRETT, Davidson County
Trans:T20140082208 DEEDWARR
Recvd: 10/31/14 12:09 2 pgs
Fees:13.00 Taxes:451.40
20141031-0100582

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2014

TRUDY MILLIKEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 8/27/18
File No. G14-0284D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dan Connelly Construction, LLC (NAME)	(NAME)	42-12-84
403 Williams Avenue (STREET ADDRESS)	874 Farrington Way (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Gallatin TN 37066 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Thomas D. Vanatta and Linda B. Vanatta, Trustees of The Thomas D. Vanatta and Linda B. Vanatta Revocable Living Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dan Connelly Construction, LLC**, 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. 7 on the plan of WOODROSE, erroneously referred to as WOODRONE, as shown by plat of record in Plat Book 5800, Page 216, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Thomas D. Vanatta and Linda Vanatta from John C. Beasley and Thomas D. Vanatta, by Quit Claim Deed dated October 11, 2001, as Instrument No. 20011025-0116652, in the Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Thomas D. Vanatta and Linda B. Vanatta, Trustees of The Thomas D. Vanatta and Linda B. Vanatta Revocable Living Trust by Quit Claim Deed dated October 30, 2014, and as of record in Instrument No. * , said Register's Office.

* 20141031-0100581

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5800, page 216, Register's Office for Davidson County, Tennessee.

2. Certification of Trust as recorded in Instrument No. 20030319-0036564, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 403 Williams Avenue, 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 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. Whenever 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 30th day of October, 2014.

THE THOMAS D. VANATTA AND LINDA B. VANATTA REVOCABLE LIVING TRUST

By: Thomas D. Vanatta
Thomas D. Vanatta, Trustee

October 30, 2014
Date

THE THOMAS D. VANATTA AND LINDA B. VANATTA REVOCABLE LIVING TRUST

By: Linda B Vanatta
Linda B. Vanatta, Trustee

October 30, 2014
Date

STATE OF Tennessee

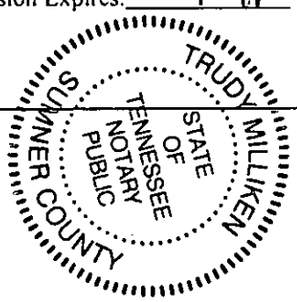
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Thomas D. Vanatta and Linda B. Vanatta, Trustees for The Thomas D. Vanatta and Linda B. Vanatta Revocable Living Trust, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of October, 2014.

My Commission Expires: 8/27/2018

Notary Public



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066