BILL GARRETT, Davidson County
Trans:T20140085513 DEEDWARR
Recvd: 11/13/14 09:26 3 pgs
Fees:17.00 Taxes:0.00
20141113-0104610

THIS DOCUMENT PREPARED BY: JEFFREY MOBLEY Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Peggy Lanning Dean 844 Hunters Hill Trace Old Hickory, Tennessee 37138	SAME	064 03 0C 003.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, for the purpose of terminating a tenancy by the entirety between Billy Ray Dean, hereinafter called the Grantor, and the Grantor's spouse, Peggy Lanning Dean, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Peggy Lanning Dean, the Grantor, Billy Ray Dean, has bargained and sold, and by these presents does transfer and convey unto Peggy Lanning Dean, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to the real estate in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD said tenancy-by-the-entirety interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tenancy-by-the-entirety interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of October, 2014.

SANDRA J. WEBB
NOTARY PUBLIC
TENNESSEE
My Comm. Exp.
March 8, 2016
COUNTY OF DAVIDSON

Billy Ray Dean

Billy Ray Dean

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billy Ray Dean, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of October, 2014.

My Commission Expires: March 8, 2016

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 295 on the Plat of Brandywine Pointe Subdivision, Phase One, Section 2, Estate Section, of record in Book 7900, Page 165, and as revised in Book 7900, Page 172, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Billy R. Dean and wife, Peggy L. Dean, by deed from Verda H. Allen, Trustee U/A/D 05/27/1993, of record as Instrument No. 20130521-0051233, Register's Office for Davidson County, Tennessee.

Billy R. Dean and Billy Ray Dean are one and the same person.

Peggy L. Dean and Peggy Lanning Dean are one and the same person.

This is improved property known as 844 Hunters Hill Trace, Old Hickory, Tennessee 37138.