Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $290,800.00

Debbie Lester
Affiant

Subscribed and sworn to before me, this 21st day of September 2015.

Notary Public
My commission expires: 7.2.18

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Frank Gearheart	New Owner	146-15-0-025.00
2631 County Haven Drive		
Thompsons Station, TN 37179		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amanda Dean, Trustee of The 5116 Regent Drive Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Frank Lee Gearheart, married,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 135, as shown on the map entitled the Plan of Haileywood Estates, Section VII, of record in Book 2330, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amanda Dean, Trustee of the 5116 Regent Drive Trust, by Deed from Donna Gail White, of record in Instrument Number 20150807-0078812, dated July 20, 2015, said Register's Office.
Being the same property conveyed to JAMES EDWIN MCFARLAND AND WIFE, MILDRED G. MCFARLAND, by deed from GARY COOPER MOTORS, INCORPORATED, A TENNESSEE CORPORATION, of record in Book 2796, page 105 , dated July 9, 1958 , said Register's Office.
The said James Edwin McFarland having since died on or about April 17, 2000 leaving Mildred G. McFarland the surviving tenant by the entireties.
The said Mildred G. McFarland having since died testate on or about January 1, 2013 devising subject property Donna Gail White pursuant to the Will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 13P-443.
For further reference see Executor Deed James Ronald McFarland and Donna Gail White, Co-Executors for the estate of Mildred Virginia McFarland conveyed to Donna Gail White, of record in Instrument No. 20130905-0093535, dated August 30, 2013, said Register's Office.

This property is improved property known as **5116 Regent Drive, Nashville, TN, 37220**

This conveyance is subject to the following: (1) General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 146-15-0-025.00; (2) Matters shown on the Plan of record in Plat Book 2330, page 104; All of record in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150080972 DEEDWARR
Recvd: 09/23/15 11:26 2 pgs
Fees:13.00 Taxes:1075.96
20150923-0096668

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 18th day of September, 2015.

The 5116 Regent Drive Trust

By: _____
Amanda Dean

Its: Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State mentioned, personally appeared Amanda Dean, Trustee of the 5116 Regent Drive Trust the within named bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust as such Trustee.

Witness my hand and official seal at this the 18th day of September, 2015.

_____
Notary Public

Denese Legieza
~~STATE~~ OF TENNESSEE NOTARY PUBLIC
Davidson County

My Commission expires: 7-3-17

FILE NO: 2015083852