BILL GARRETT, Davidson County
Trans: T20150089708 DEEDWARR
Recvd: 10/21/15 12:41 2 pgs
Fees: 13.00 Taxes: 370.00
20151021-0107081

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me, this 9th day of September, 2015

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
The 420 Hickory Timber Court Trust PO Box 791 Joelton, TN 37080	New Owner	150-14-0-021.00

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, **Margaret Messinger,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Trey Cain, Trustee of The 420 Hickory Timber Court Trust,** hereinafter called the Grantee(s), his successors 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) 62, as shown on the map entitled the Plan of Lake Towne Park, Section 3, of record in Book 6900, page 355, 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 GERALD J. MESSINGER AND WIFE, MARGARET MESSINGER, by deed from NANA K. DANIEL-GAY, A WIDOW, of record in Book 9023, page 62 , dated July 22, 1993, said Register's Office. The said Gerald J. Messinger having since died on October 8, 2004 in Davidson County, Tennessee. .

This property is improved property known as **420 Hickory Timber Court, Antioch, TN, 37013**

This conveyance is subject to the following: (1) General or special taxes and assessments required to be paid in the year 2015; (2) Matters shown on the Plan of record in Book 6900, page 355, said Register's Office. and subsequent years for Map-Par. 150-14-0-021.00; (3) Restrictive Covenants contained in instrument of record in Book 7285, page 709 and rerecorded in Book 7310, page 58, said Register's Office.

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 9th day of September, 2015.

Margaret M. Messinger

Margaret Messinger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Margaret Messinger** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 9th day of September, 2015.

Annette Belyea

Notary Public

My Commission expires: 9-19-18

FILE NO: 2015073747

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON