BILL GARRETT, Davidson County
Trans:T20160015184 DEEDWARR
Recvd: 02/24/16 12:01 2 pgs
Fees:13.00 Taxes:377.40
20160224-0017604

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Dallas Buell &
529 Chandler Place
Hermitage, TN 37076

SEND TAX BILL TO:
New Owner or

MAP/PARCEL 086-06-0A-529.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **R. Tyler Drennon,** has this day bargained and sold, and does hereby transfer and convey unto **Dallas Buell, a married man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Being a certain condominium apartments in Davidson County, Tennessee, being Unit 529 on the Plan of Condominium Site of Steeplechase Condominiums, as of record in Book 6816, Page 483, as amended in Book 7390, Page 1, Register's Office for said County, to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Gayle F. Drennon, an unmarried person, by Warranty Deed dated July 19, 1990, and recorded in Book 8199, Page 259, said Register's Office. Gayle F. Drennon conveyed by Quit Claim dated October 31, 2000, to Polly B. Fishel, a married person and her daughter, Gayle F. Drennon, an unmarried person, as Tenants in Common with express rights of survivorship. Polly B. Fishel died a resident of Davidson County, Tennessee in 2010 as evidenced by Probate #10P1903, Davidson County Circuit Court, leaving Gayle F. Drennon as the surviving tenant with the right of survivorship. Gayle F. Drennon died a resident of Wilson County, Tennessee on June 25, 2013, leaving no Will, her Estate being probated at Docket Number 2013PR266 in the Probate Court Clerk's Office for Wilson County, Tennessee. Pursuant to said Probate and Affidavit of Heirship recorded at Instrument #20140509-0039674, said Register's Office, R. Tyler Drennon conveys the subject property as the sole surviving heir at Law of Gayle F. Drennon.

This is improved property known as: **529 Chandler Place, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be

prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 6200, page 454, and restrictions in Book 6816, page 483, as amended in Book 7390, Page 1, and Instrument Number 20051216-0151253, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 16th day of February, 2016.

R. Tyler Drennon

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **R. Tyler Drennon,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 16th day of February, 2016.

NOTARY PUBLIC

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/08/2017

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual value or consideration, whichever is greater, for this transfer is $102,000.00.

AFFIANT

Subscribed and sworn to before me this the 16th day of February, 2016.

NOTARY PUBLIC

My Commission Expires: 3/10/18

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No: 169103