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

BILL GARRETT, Davidson County
Trans:T20160030801 DEEDWARR
Recvd: 04/15/16 11:24 2 pgs
Fees:13.00 Taxes:444.00
20160415-0036311

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 13th day of April, 2016.

Notary Public
My commission expires: 05-18

Address of New Owner:	Send Tax Bills to:	Tax Information
The Hadley Avenue Trust Po Box 160772 Nashville, TN 37216	New Owner	044-15-0-034.00

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, **Carolyn S. Talley, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Amanda Dean, Trustee of The Hadley Avenue Trust,** 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 No. 130 on the Plan of Section "A", Village of Old Hickory, as shown on plan recorded July 16, 1948 in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carolyn S. Talley, unmarried by Warranty deed from James B. Barnard, unmarried of record in Instrument No. 20030820-0120669 Register's Office for Davidson County, Tennessee, dated August 12, 2003 and recorded on August 20, 2003. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 705 Hadley Avenue Old Hickory, TN 371383118.

This property is improved property known as 705 Hadley Avenue, Old Hickory, TN, 37138-3118

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 13th day of April, 2016.

Carolyn S. Talley

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 **Carolyn S. Talley** 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 Franklin, Tennessee, this the 13th day of April, 2016.

Notary Public

My Commission expires: 8-5-18

FILE NO: 2016034276