BILL GARRETT, Davidson County
Trans:T20170007128 DEEDWARR
Recvd: 01/25/17 10:27 2 pgs
Fees:13.00 Taxes:314.50
20170125-0008067

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 $85,000.00

Affiant

Subscribed and sworn to before me, this 18th day of January, 2017

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Jermaine Building Company 856 Gallavista Avenue Madison, TN 37115	same	052-05-0-008.00

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, **Amanda Dean Successor Trustee of The Gallavista Avenue Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jermaine Building Company,** 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:

Being Lot No. 29 of Block D on the Revised Plan of Power and Roth Madison Park Subdivision, of record in Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 29 of Block D fronts 50 feet on the westerly margin of Gallavista Avenue and extends back between parallel lines 220 feet to a dead line in the rear.

Being the same property conveyed to Trey Cain, Trustee of The Gallavista Avenue Trust, from Dennis Dickerson and Aubrey Dickerson, by Warranty Deed and recorded on December 20, 2016 of record Instrument Number 20161220-0133468, Registers Office for Davidson County, Tennessee. Being the same property conveyed to Dennis K. Dickerson, unmarried, from Wilburn H. Ray, unmarried, by Warranty Deed and recorded on April 30, 1997 of record in Book 10434, Page 85, Register's Office for Davidson County, Tennessee.

Being also known as 856 Gallavista Avenue, Madison, Tennessee 37115.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 856 Gallavista Avenue, Madison, TN 37115

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 January, 2017.

The Gallavista Avenue Trust

By: _____
Amanda Dean

Its: Successor Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amanda Dean Successor Trustee of The Gallavista Avenue Trust,** 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 Brentwood, Tennessee, this the 18th day of January, 2017.

_____
Notary Public

EMMALYN G HENDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

My Commission expires: 5-5-19

FILE NO: 2017014980