THIS INSTRUMENT PREPARED BY:
Gail Smith Bradford, Esq.
750 Old Hickory Blvd
Building Two, Ste 150
Brentwood, Tennessee 37027

From information and description
furnished by the parties.
This conveyance made without
benefit of title search.

Karen Johnson Davidson County
Batch# 472635 DEEDWARRSP
09/09/2020 12:52:03 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200909-0102703

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Sallie W. Dean 4942 Tyne Valley Boulevard Nashville, TN 37220	Same	146-5 25

FOR love and affection and no monetary consideration, the receipt and sufficiency of which is hereby acknowledged, **G. Hilton Dean and wife, Sallie W. Dean** (collectively, the "Grantors"), for the purpose of destroying the tenancy by the entirety that now exists between the Grantors, by these presents do quitclaim and convey unto **Sallie W. Dean** (the "Grantee"), her heirs, successors, and assigns, to hold such property as her sole and individual property, all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot. No. 25 on the Plan of Treemont, as of record in Plat Book 6250, pages 895-897, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to G. Hilton Dean and wife, Sallie W. Dean, by Warranty Deed of record in Book 10952, Page 112, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to matters shown on the plan of record in Book 6250, pages 895-897, Declaration of Restrictive Covenants and By-Laws for Treemont of record in Book 6833, Page 594, Book 6833, Page 601, Book 8259, Page 498, Book 6833, Page 620, Charter of Incorporation of Treemont Homeowners Association of record in Book 6833, Page 617, amended in Book 6840, Page 509, and Amendment and Abandonment of Easement of record in Book 9221, page 48, all of record in the Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous deed of record.

This is improved property known as 4942 Tyne Valley Boulevard, Nashville, TN 37220.

And said grantors hereby covenant with the grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey this land; that the grantors hereby specially warrant that title to the land is free from all encumbrances made by grantors, and grantors will defend the same against the lawful claims of all persons claiming by, through, or under grantors, but against none other.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS OUR HANDS this the 1 day of September, 2020.

GRANTORS

G. Hilton Dean

Sallie W. Dean

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Gail Smith Bradford, a Notary Public in and for said county and state, the within-named G. Hilton Dean, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of September, 2020.

Notary Public
My Commission Expires: March 8, 2021

GAIL SMITH BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Gail Smith Bradford, a Notary Public in and for said county and state, the within named Sallie W. Dean, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of September, 2020.

Notary Public
My Commission Expires: March 8, 2021

GAIL SMITH BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ -0- .

Sallie W. Dean, Affiant

Subscribed and sworn to before me,
this the 1st day of September 2020.

Notary Public
My Commission Expires: March 8, 2021

GAIL SMITH BRADFORD
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

NOTE TO REGISTER'S OFFICE: This conveyance destroying a tenancy by the entirety is exempt from the payment of the privilege tax under T.C.A. §67-4-409(a)(3)(A).