318 WET

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND OF December 2003

NOTARY PUBLIC
Notary Public

MY COMMISSION EXPIRES: 9/24/05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/23/03 14:58 2pgs
Fees:13.00 Taxes:999.00
20031223-0182747

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

My Commission Expires SEPT. 24, 2005

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery M. Doerflinger	SAME	118-13/187.00
(NAME)	(NAME)	
3614 General Bate Dr.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John Randolph Winston IV, a single man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffery M. Doerflinger, and wife Kelly King Doerflinger**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 42 on the Plan of Green Acres Subdivision, as of record in Plat Book 1424, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
All matters of record in Plat Book 1424, Page 21, Register's Office, Davidson County, Tennessee.
All matters, easements, restrictions, restrictive covenants, setback lines, right of ways, etc. of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Randolph Winston IV, a single man, by Deed from Jeffery M. Koch and wife, Elizabeth W. Koch dated, 05/01/02 of record in Instrument No. 200205150059562, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3614 General Bate Dr., Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our/my hands this 12/2/03.

John Randolph Winston IV

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public, personally appeared JOHN RANDOLPH WINSTON IV the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this 12/2/03.

Commission expires:

ED TIGNOR
NOTARY PUBLIC AT LARGE
WILSON CO., TENN.

MY COMMISSION EXPIRES:
DECEMBER 7, 2005

Notary Public