WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE. TN 37215

BOX 10-A

KEVIN D. MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY TENN. Exp. 11/24/07

FILE BOX 19B
04-12-015-DA

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Molly J. Jennings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd day of December, 2004

Notary Public

My Commission Expires: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Molly Jean Jennings (NAME)	First National Bank of Pulaski (NAME)	142-16-0-D
2504 Devon Valley Drive (ADDRESS)	206 South First Street (ADDRESS)	047.00CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Pulaski, TN 38478 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($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, I/we, **Mark A. Doctor and Wife, Melanie Doctor**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Molly Jean Jennings, UNMARRIED**, 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, to-wit:

LAND in DAVIDSON County, Tennessee being Lot No. 77, on the Plan of DEVON GLEN, PHASE 3, of record in Book 7900, Page 663, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to MARK A. DOCTOR, UNMARRIED, by WARRANTY Deed from ROBERT J. SINGER AND WIFE, BETH A. SINGER, Dated June 30, 1998, of record in Book 11014, Page 331, Register's Office for DAVIDSON County, Tennessee.
Subsequently, MARK A. DOCTOR, having conveyed his interest to MARK A. DOCTOR AND WIFE, MELANIE DOCTOR, to create a Tenancy by the Entirety, by QUITCLAIM Deed, Dated October 9, 1998, of record in Book 11155, Page 546, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Devon Hills, of record in Book 7517, Page 367; Book 8180, Page 222; Book 8712, Page 618; Book 8712, Page 620; Book 8712, Page 620; Book 8796, Page 410; Book 8796, Page 416; Book 9150, Page 182; Book 9492, Page 594; Book 9492, Page 600, and Book 10692, Page 750, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 2504 Devon Valley Drive, Nashville, TN, 37221.
(House Number) (Street) (City or Town) (State) (Zip)

Davidson County DEEDWARR
Recvd: 12/29/04 11:31 2pgs
Fees:13.00 Taxes:721.50

20041229-0153817

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, OUR hand(s), this 22nd day of December, 2004.

Mark A. Doctor

Mark A. Doctor

Melanie Doctor

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark A. Doctor and Wife, Melanie Doctor**, 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 22nd day of December, 2004.

My Commission Expires: 03/31/07

Notary Public

