WARRANTY DEED

Return to:
Forsythe Title & Escrow
2525 West End Ave #350
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,422.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

RACHEL NEAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 25, 2009

Davidson County DEEDWARR
Recvd: 01/17/06 08:32 2 pg
Fees:13.00 Taxes:1673.96

20060117-0005766

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

D-0625

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Bleyer	SunTrust Mortgage, Inc.	103-04-0-244.00
(NAME)	(NAME)	
4312 Colorado Avenue	201 4th Avenue North, 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37219	
(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, Craig S. Dore,*HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew Bleyer and wife, Jennifer Bleyer, 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:

*married

Land in Davidson County, Tennessee, being the easterly 66 feet of Lot No. 4 of Block 15 on the plan of A Part of Sylvan Park of record in Book 332, Page 104, Register's Office for said County.

Said part of Lot No. 4 of Block 15 fronts 66 feet, more or less, on the northerly margin of Colorado Avenue, formerly Ninth or Hugomont Avenue and extends back 162.8 feet, more or less, on the easterly line and 160 feet on the westerly line to a dead line in the rear, measuring 95.3 feet, more or less.

Being the same property conveyed to Craig S. Dore, unmarried by Warranty Deed from John W. Kelley, III and wife, Melissa A. Kelley, dated December 20, 2000 of record in Instrument No. 20001222-0125499, Register's Office for Davidson County, Tennessee.

Amy Dore joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Craig S. Dore.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4312 Colorado Avenue, Nashville, TN 37209

(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 my hand this 3rd day of January, 2006.

Craig S. Dore

Amy Dore

STATE OF TENNESSEE

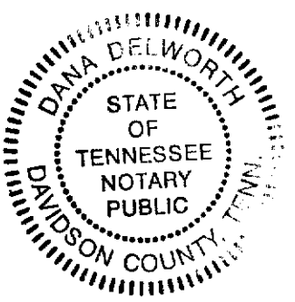
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Craig S. Dore and Amy Dore the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of January, 2006.

Commission expires: 01/24/09

Notary Public



RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027