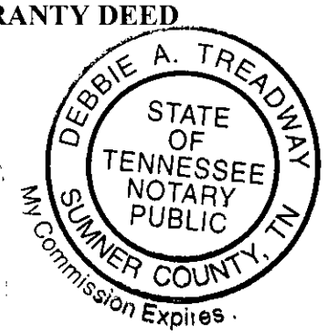
File No. 20090149

WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20090068766 DEEDWARR
Recvd: 10/08/09 10:08 2 pgs
Fees:13.00 Taxes:492.10
20091008-0093688

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Vicki Dutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2009.

Debbie A. Treadway
Notary Public

MY COMMISSION EXPIRES: 4/23/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian E. Lawson	SunTrust Mortgage, Inc.	83-15-79
(NAME)	(NAME)	
2809 Huntleigh Drive	401 Commerce Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, Dorothy L. Potter, Devisee under The Last Will And Testament of Martha Jean Dorris, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian E. Lawson, single person, 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:

Land in Davidson County, Tennessee, Being Lot No. 100 on the plan of Portland Park, Section I, Addition I, of record in Book 2854, Page 68, Register's Office for said County.

SAID Lot No. 100 fronts 100 feet on the southerly margin of Huntleigh Drive and extends back 228.7 feet on the easterly line and 110.22 feet on the westerly line to a dead line in the rear, measuring 154.75 feet thereon.

Being the same property conveyed to Martha Jean Dorris, unmarried, by deed from Ellis Carrolton Hinton et ux Earline Colley Hinton, dated June 23, 1976 and recorded on June 24, 1976, of record in book 5038, page 646, Register's office Davidson County, Tennessee. The said Martha Jean Dorris died testate on July 18, 2007, leaving the said property to Dorothy L. Potter. See Last Will And Testament of Martha Jean Dorris in the Circuit Court Clerk Office for Davidson County, Tennessee, Docket Number O7P-1211.

unimproved ☐

This is improved ☒ property, known as 2809 Huntleigh Drive, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 20090149

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 30th day of September, 2009.

Dorothy L. Potter

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy L. Potter, the bargainor(s), 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 this 30th day of September, 2009.

Commission expires: 4/28/12

Notary Public

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County