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BILL GARRETT, Davidson County
Trans:T20090069491 DEEDWARR
Recvd: 10/12/09 12:05 2 pgs
Fees:13.00 Taxes:4625.00
20091012-0094689

Realty Title

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Rachelle Caudill
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2009

Diane K. Mann
NOTARY PUBLIC

My Commission expires: 2/11/13

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Damon W. Drake and Kimberly L. Drake	same	Map:83-1-139 Parcel:
(NAME) 4008 Dorcas Drive	(NAME) same	Map: Parcel:
(ADDRESS) Nashville, TN 37215	(ADDRESS) same	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

George C. deZevallos

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Damon W. Drake and wife, Kimberly L. Drake

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Evergreen Heights, Part Two, of record in Plat Book 1835, page 19, Register's Office for said County.

Said Lot No. 34 fronts 125.24 feet on the easterly margin of Dorcas Drive and extends back 147.1 feet on the northerly line and 200 feet on the southerly line to a broken line in the rear, measuring 117.2 feet thereon.

Being the same property conveyed to George C. deZevallos, by deed of record as Instrument No. 20080926-0097825, said Register's Office.

This conveyance is subject to the following:

1) Matters shown on the Plan of record in Plat Book 1835, page 19, said Register's Office.

This is improved property known as 4008 Dorcas Drive, Nashville, Tennessee 37215.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR, HIS SPOUSE OR DEPENDENTS.

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 8th day of October, 2009.

George C. deZevallos

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named George C. deZevallos the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 8th day of October, 2009.

NOTARY PUBLIC

My Commission expires: 5-22-2010

JO ANN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010