Return to:

SIDWELL & BARRETT, P.C. **121 1st Avenue South, Suite 200** **Franklin, TN 37064**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,500.00
WARRANTY DEED	Affiant Subscribed and sworn to before me, this 30th DAY OF March, 2010. Notary Public
G-VRE-10-1914	MY COMMISSION EXPIRES: (AFFIX SEAL)
THIS INSTRUMENT WAS PREPARED BY	
Rudy Title & Escrow, LLC 2012 21st Avenue South Nashville, TN 37212	My commission expires November 21, 2012

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dianne Conlee	New Owner	
1914 Scott Avenue	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		72-14-353.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRENDA LYNN KEE LIEN AND BILLIE LAYNE KEE CROUCH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DIANNE CONLEE , AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1, BLOCK C, MAP OF A SUBDIVISION OF BELLE FOREST NO. 2, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 843, PAGE 94, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BRENDA LYNN KEE LIEN, A ONE-HALF (1/2) UNDIVIDED INTEREST AND BILLIE LAYNE KEE CROUCH, A ONE-HALF (1/2) UNDIVIDED INTEREST, AS TENANTS IN COMMON BY EXECUTRIX'S QUITCLAIM DEED FROM BRENDA LYNN KEE LIEN, EXECUTRIX, RECORDED ON THE 1ST DAY OF FEBRUARY, 2010 IN INSTRUMENT NO. 20100201-0007804, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 843, PAGE 94, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 1914 Scott Avenue, Nashville, Tennessee 37206

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100019424 DEEDWARR
Recvd: 04/05/10 11:52 2 pgs
Fees:13.00 Taxes:464.35
20100405-0025018

Witness my/our hand(s) this 30th day of March, 2010.

Brenda Lynn Lien by Billie Layne Crouch, a Hwy in fact
Brenda Lynn Lien by Billie Layne Crouch, attorney in fact

Billie Layne Crouch
Billie Layne Crouch

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of March, 2010, before me personally appeared Billie Layne Crouch to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Brenda Lynn Lien and who acknowledged he/she/they executed the same as the free act and deed of the said Brenda Lynn Lien.

Witness my hand and official seal, this the 30th day of March, 2010.

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 01/07/2013

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billie Layne Kee Crouch, the within named bargainor, 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, this the 30th day of March, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903