BILL GARRETT, Davidson County
Trans:T20100038651 DEEDWARR
Recvd: 06/24/10 15:52 2 pgs
Fees:13.00 Taxes:288.60
20100624-0049545

WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of June, 2010

J Brandon Miller
Notary Public

MY COMMISSION EXPIRES: 11-23-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria D Leos	PrimeLending	148-12-0-165.00
(NAME)	(NAME)	
121 Dowdy Court	18111 Preston Road #900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	Dallas, TX 75252	
(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/WE, **Cynthia Lou Chrisman Lee N/K/A Cynthia Boyd**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Maria D Leos**, a single woman 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. 80 on the Plan of Section 11, Hazelwood of record in Plat Book 4300, page 22, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Russell W. Lee and wife, Cindy C. Lee by deed of record in Book 4497, Page 307, Register's Office for Davidson County, Tennessee, dated April 28, 1971, Said Russell W. Lee and Cindy C. Lee were divorced by Final Decree of record in Book 5096, Page 228, said Register's Office, dated November 3, 1976, Said Final Decree vested title solely in Cynthia Lou Chrisman Lee.

And further being the same property conveyed to Cynthia Lou Chrisman Lee by deed from Russell W. Lee et ux, Cynthia Lou Chrisman Lee to Pat Nichol, Trustee, of record in Book 5116, Page 743, in the Register's Office for Davidson County, Tennessee, dated November 19, 1976.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 121 Dowdy Court, Nashville, TN 37013

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, has 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 our hands this **23rd** day of **June, 2010**

Cynthia Lou Chrisman Lee N/K/A Cynthia Boyd

Cynthia Lou Chrisman Lee N/K/A Cynthia Boyd

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, **Cynthia Lou Chrisman Lee N/K/A Cynthia Boyd**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **23rd** day of **June, 2010**

Notary Public

My commission expires: 11/20/11

MYRA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD