BILL GARRETT, Davidson County
Trans:T20110007847 DEEDWARR
Recvd: 02/07/11 11:24 2 pgs
Fees:13.00 Taxes:740.00
20110207-0010605

FROM: Luanne L. Davidson
TO: Molly M. Davidson

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Molly M. Davidson 913 Cadillac Avenue Nashville, Tennessee 37204	(same)	Map 132-9 Parcel 101

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Jeffrey A. Calk, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this the 1st day of February, 2011.

Notary Public
My Comm. Expires: 7/5/11

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Luanne L. Davidson, a married person, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Molly M. Davidson hereinafter called "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the northerly 287 feet of the easterly 100 feet of Lot No. 26 on the Map of Oakhill Subdivision No. 1, as of record in Book 547, page 49, Register's Office for said County.

Said part of said lot fronts 100 feet on the southerly side of Cadillac Avenue, as shown on the Plan of Subdivision of certain Lots in Oak Hill Subdivision No. 1, as of record in Book 547, page 52, said Register's Office, and runs back between parallel lines 287 feet to a dead line.

Being the same property conveyed to Luanne L. Davidson by deed from Steven T. Davidson, of record as Instrument No. 20070110-0004347, said Register's Office, and by deed from Raymond

Howard Tate and Pamela Jewell Tate, to Steven T. Davidson and wife, Luanne L. Davidson, of record as Instrument No. 20050127-0010110, said Register's Office.

The above described property is not the usual place of residence of the Grantor.

This is improved property located at 913 Cadillac Avenue, Nashville, Tennessee 37204.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2011 Metropolitan Government Property Taxes.

2. All limitations, restrictions and encumbrances as may affect the premises.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is 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 GRANTOR does further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 1st day of February, 2011.

Luanne L Davidson

Luanne L. Davidson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Luanne L. Davidson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of February, 2011.

Jeanette L. Ramer

NOTARY PUBLIC

My Commission Expires: 7/5/11

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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