RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-110700256

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/27/11 09:50 3 pgs
Fees:18.00 Taxes:906.50
20110727-0057329

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 26th day of JULY, 2011

Notary Public

MY COMMISSION EXPIRES: 2/22/11

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOYCE DEASON **208 MANCHESTER AVE.** **NASHVILLE, TN 37206**	Farmers Bank & Trust 330 Mayfield Dr. Suite C-6 Franklin, TN 37067	**083-06-0-134.00**

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, WE,

JOHN GORE AND WIFE, PIPPA V. GORE pg

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOYCE LEE DEASON, AN UNMARRIED 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:

Being Lot No. 32 on the Plan of Beaumont Place, Johnson Bransford's Subdivision of Part of Lots 4 and 5 on the Plan of Brownsville and other property, as of record in Book 332, Page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 50-1/2 feet on the easterly side of Manchester Avenue and runs back on the south line 172 feet 11 inches and on the north line 174 feet 4 inches to an alley and shows 50 feet and 2 inches on said alley.

BEING the same property conveyed to John Gore and Pippa V. Gore, husband and wife, by Quitclaim Deed from Fred VonColln, married and Pippa V. Gore, formerly known as Pippa VonColln, married, dated 8/23/04 and recorded 9/16/04 in Instrument No. 20040916-0111747, and being the same property previously conveyed to Pippa VonColln, married and Fred VonColln, married, by Warranty Deed from Gladys M. Mitchell, unmarried, dated 6/4/96 and recorded 6/6/96 in Book 10077, Page 291, in the Register's Office of Davidson County, Tennessee.

This is improved (X) property known as **208 MANCHESTER AVE., NASHVILLE, TN 37206**
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 our hands this 26th day of JULY, 2011.

JOHN GORE

PIPPA V. GORE
pg

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 JOHN GORE AND WIFE, PIPPA L. GORE the bargainor(s) 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 at Nashville, Tennessee, this 26th day of JULY, 2011.

Commission Expires: _____

Notary Public

GRACE VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

