WARRANTY DEED

G-FCP-11-1530

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF August, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-6-2013
(AFFIX SEAL)

SINDY J. SMITH
TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

My Commission Expires MAY 6, 2013

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cori L. Dodson	Avenue Bank	
1530 Douglas Avenue (ADDRESS)	(NAME) 3823 Cleghorn Avenue (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	83-2-200.00

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 HEIDI L. RUFF-LYON, MARRIED, FORMERLY KNOWN AS HEIDI L. THOMPSON , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CORI L. DODSON, AN UNMARRIED PERSON, 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 93, DR. E.T. BROWN'S SUBDIVISION OF LOTS 21-26, BROWNSVILLE ADDITION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 91, 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 HEIDI L. THOMPSON, AN UNMARRIED WOMAN BY WARRANTY DEED FROM DIANE GARRISON, AN UNMARRIED WOMAN, RECORDED ON THE 19TH DAY OF DECEMBER, 2005 IN INSTRUMENT NO. 20051219-0152082, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID HEIDI L. THOMPSON HAVING SINCE MARRIED AND IS NOW KNOWN AS HEIDI L. RUFF-LYON. CORY J. LYON, SPOUSE OF HEIDI L. RUFF-LYON JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 332, PAGE 91 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1530 Douglas 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:T20110050218 DEEDWARR
Recvd: 08/16/11 11:02 2 pgs
Fees:13.00 Taxes:591.63
20110816-0063127

Witness my/our hand(s) this 15th day of August, 2011.

Heidi L. Ruff-Lyon formerly known as Heidi L. Thompson

Heidi L. Ruff-Lyon formerly known as
Heidi L. Thompson

Cory J. Lyon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Heidi L. Ruff-Lyon formerly known as Heidi L. Thompson and Cory J. Lyon the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of August, 2011.

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