BILL GARRETT, Davidson County
Trans:T20120019765 DEEDWARR
Recvd: 03/19/12 14:47 4 pgs
Fees:23.00 Taxes:288.60
20120319-0023279

PREPARED BY:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, TN 37219-2498
(615) 244-1713 – Telephone

WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel:
Walter Acklen **Ehrai Zapp** **320 Youngs Lane** **Nashville, TN 37207**	**Same**	**70-3/26.00**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dawn Dopson, Jeh Remonte Gallimore Dopson and Nicole LeMay Strickland, the heirs at law and beneficiaries of the Will of Azerleen Walker Dopson, deceased, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey under Walter Acklen and Ehrai Zapp, the GRANTEES herein, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 6 on the plan of Haynes View Subdivision, as of record in Book 3700, page 71, Register's Office for said County.
>
> Said Lot No. 6 is described as follows: Beginning in the northwesterly margin of Walker Court, at the corner of Lots 5 and 6; thence easterly with said Court 187 feet to a monument; thence around a curve in a northerly direction 38.39 feet to a monument in the westerly margin of Walker Lane; thence northerly with said lane, 157 feet to the corner of Lots 6 and 7; thence westerly with the line of said lots, 182 feet to a monument, a corner of Lot No. 7; thence southwesterly the line between Lots 6 and Parcel "D", 150 feet to the corner of Lots 5 and 6; thence with the line of said lots, southeasterly 177 feet to the beginning.
>
> BEING the same property conveyed to Azerleen Walker Dopson by Quitclaim Deed from Azerleen Walker Dopson and Jeh R. Dopson dated December 11, 1998 and recorded in Book 11313, page 193 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 662 Walker Court, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever.

GRANTORS covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for (i) licenses and easements, if any, for public utilities serving the property, (ii) liens for ad valorem taxes not yet due and payable and (iii) zoning ordinances of the governing municipality affecting the property.

GRANTORS further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 1 day of March, 2012.

Dawn Dopson

Jeh Remonte Gallimore Dopson

Nicole LeMay Strickland

ACKNOWLEDGEMENTS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named bargainor Dawn Dopson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/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 March, 2012.

PHYLLIS R. DICKENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
My Commission Expires JAN. 6, 2015

1-6-15

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named bargainor Jeh Remonte Gallimore Dopson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/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 March, 2012.

PHYLLIS R. DICKENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
My Commission Expires JAN. 6, 2015

1-6-15

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named bargainor Nicole LeMay Strickland, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/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 March, 2012.

Notary Public

My Commission Expires

PHYLLIS R. DICKENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2015

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $78,000.00.

Affiant

SWORN to and subscribed before me
this 1st day of March, 2012.

Notary Public

My Commission Expires

PHYLLIS R. DICKENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2015