BILL GARRETT, Davidson County
Trans:T20120033017 DEEDWARR
Recvd: 05/04/12 13:18 2 pgs
Fees:13.00 Taxes:850.63

20120504-0038656

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $229,900.00

Affiant

Subscribed and sworn to before me, this the 4th day of May, 2012.

Notary Public

My commission expires: 5-5-2015
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330, Brentwood, TN 37027

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Susan K. Bess | First Bank | 073-16-0-061 |
| 2980 McGavock Pike | 6131 Shallowford Rd.,Ste. 102 | |
| Nashville, TN 37214 | Chattanooga, TN 37421 | |
| | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Timothy R. Lanier and wife, Shaunna S. Lanier**

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

**Susan K. Bess and Roger A. Bess, wife and husband**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson County, Tennessee COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 3rd, formerly the 2nd Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of George I. Waddey's Subdivison Called Sunset View, not of record, described according to a survey made by J.M. Carrigan, Surveyor, October 26, 1945, as follows:

Beginning on the easterly margin of McGavock Pike at the corner of Lots 1 and 2; thence with said pike northwardly 100 feet to a point 100 feet south of the southwest corner of the property conveyed to Quincy I. Hall and wife, by deed from George I. Waddey, Jr. of record in Book 2248, page 74, Register's Office for Davidson County, Tennessee, being the corner of Lots 2 and 3; thence with the line between said two lots, eastwardly 212.1 feet to the top of bluff and down said bluff to low water mark of Cumberland River; thence with said low water mark southwardly 105.8 feet more or less to the corner of Lots 1 and 2; thence with the lines between said two lots westwardly to the top of Bluff and continuing in the same direction 179.5 feet to the beginning.

Being the same property conveyed to TIMOTHY R. LANIER and wife, SHAUNNA S. LANIER, by deed from BILLIE R. FILLMORE, of record as Book 8960, page 470, dated May 25, 1993, said Register's Office.

This is improved property, known as **2980 McGavock Pike, Nashville, TN 37214.**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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/our hand(s) this 4th day of May, 2012.

Timothy R Lanier
**Timothy R. Lanier**

Shaunna S Lanier
**Shaunna S. Lanier**

**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Timothy R. Lanier and Shaunna S. Lanier**, the bargainor(s) 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, at office, this **4th** day of **May, 2012.**

Hillary Torrence
**Notary Public**

**My Commission Expires:** 12-10-12

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY