


State of Tennessee
County of DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$62,400.00**.

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** | SUSAN K. BESS | **073-16-0-060** |
| **2978 McGavock Pike** | 2980 MCGAVOCK PIKE | |
| **Nashville, TN 37214** | NASHVILLE, TN 37214 | |

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,

**Tim Lanier and Shaunna Lanier, husband and wife**

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 Number 3 on the plan of George I. Waddey's subdivision called Sunset View, not of record, described according to a survey made by J.W. Carrigan, Surveyor, October 26, 1945, as follows:

Beginning on the easterly margin of McGavock Pike at the northwest corner of the property conveyed to John L. Fly and wife, by deed from Mary Elizabeth Lish, of record in Book 2395, page 525, Register's Office for said County, 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 the low water mark of the Cumberland River; thence with said low water mark northwardly 105.2 feet to the corner of Lots 3 and 4; thence with the line between two lots westwardly to the top of the bluff and continuing the same direction 244.7 feet to the easterly margin of McGavock Pike; thence with same southwardly to the beginning, 100 feet.

Being the same property conveyed to TIM AND SHAUNNA LANIER, AS TENANTS BY THE ENTIRETY, by deed from ALLEN BROWN CLAYBORNE, JR., of record as Instrument No. 20100901-0069314, dated July 30, 2010, said Register's Office.

This is unimproved property, known as **2978 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.

**Tim Lanier**

**Shaunna Lanier**

BILL GARRETT, Davidson County
Trans:T20120033019 DEEDWARR
Recvd: 05/04/12 13:20 2 pgs
Fees:13.00 Taxes:230.88
20120504-0038665

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

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Tim Lanier and Shaunna 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

