WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120035930 DEEDWARR
Recvd: 05/16/12 10:27 2 pgs
Fees:13.00 Taxes:795.50
20120516-0042287

R-FCP-12-2604

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF May, 2012

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF 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 4-7-8, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzanne S. Vives	New owner	
2604 B Belcourt Avenue	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		104-7-270.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we MARK T. DALHOUSE AND WIFE, MARY ELLEN DALHOUSE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUZANNE S. VIVES, 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 14-A, STOKES AND MARSHALL, ZONE LOT DIVISION OF LOT NO. 14, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 106, AMENDED IN PLAT BOOK 5800, PAGE 376, 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 MARK T. DALHOUSE AND WIFE, MARY ELLEN DALHOUSE BY WARRANTY DEED FROM SHARON M. SMITH, MARRIED, RECORDED ON THE 15TH DAY OF AUGUST, 2003 IN INSTRUMENT NO. 20030815-0117910, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 332, PAGE(S) 106, AMENDED IN PLAT BOOK 5800, PAGE 376; BOOK 6226, PAGE 913 AND BOOK 6238, PAGE 267, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 2604 B Belcourt Avenue, Nashville, Tennessee 37212
(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.

Witness my/our hand(s) this 11th day of May, 2012.

Mark T. Dalhouse by Tim King, Attorney in Fact

Mark T. Dalhouse by Tim King,
Attorney in Fact

Mary Ellen Dalhouse by Tim King, Attorney in Fact

Mary Ellen Dalhouse by Tim King,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of May, 2012, before me personally appeared Tim King to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mark T. Dalhouse and who acknowledged he/she/they executed the same as the free act and deed of the said Mark T. Dalhouse.

Witness my hand and official seal, this the 11th day of May, 2012.

Notary Public

My Commission Expires: 5-20 14

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of May, 2012, before me personally appeared Tim King to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary Ellen Dalhouse and who acknowledged he/she/they executed the same as the free act and deed of the said Mary Ellen Dalhouse.

Witness my hand and official seal, this the 11th day of May, 2012.

Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903