WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2012

Notary Public

MY COMMISSION EXPIRES: 10.11.15

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120070165 DEEDWARR
Recvd: 09/18/12 09:44 2 pgs
Fees:13.00 Taxes:592.00
20120918-0084614

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katie Merrick, unmarried	Fifth Third Mortgage Co	173 09 0A 356.00
(NAME)	(NAME)	
7053 Sunnywood Drive	5001 Kingsley Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN37211	Cincinnati, OH 45227	2012-0570
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Bobbi-Lyn Ausburn, now known as Bobbi-Lyn Dawson and husband, Douglas Dawson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katie Merrick, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 290 as shown on the Plan of Lenox Village, Phase Five, of record as Instrument No. 20050120- 0007427 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Bobbi-Lyn Ausburn, an unmarried woman, by warranty deed of Regent Homes, LLC of record in Instrument No. 20050630-0075646, said Register's Office and dated 06/29/2005.

Douglas Dawson, husband of Bobbi-Lyn Dawson (formerly known as Bobbi-Lyn Ausburn) hereby joins in this conveyance to convey any and all interest he may have in subject by virtue of his marriage.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2012 Davidson County taxes constitute a lien but are not yet due and payable; and Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and Matters shown on Plan of record as Instrument No. 20050120- 0007427 in the Register's Office for Davidson County, Tennessee; and Master Deed Restrictions of record as Instrument No. 20020315- 0032825, as made applicable by Supplemental Master Deed Restrictions of record as Instrument No. 20040526-006221 in said Register's Office; and Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, as made applicable by Supplemental Declaration of Charter of record as Instrument No. 20040526-0062220, as corrected by Instrument No. 20050113-0005133 in said Register's Office. Since the improvements have not been completed, it is impossible to certify that they do not violate the restrictions set forth above; and Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831 in said Register's Office; and Easements for sanitary sewers and/or storm drainage of record as Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851 in said Register's Office; and Stormwater Detention Agreement of record as Instrument No. 20040305-0025146 in said Register's Office.

This property, known as 7053 Sunnywood Drive, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 13th DAY OF SEPTEMBER, 2012.

Bobbi-Lyn Ausburn now known as Bobbi-Lyn Dawson

Bobbi-Lyn Ausburn now known as Bobbi-Lyn Dawson

Douglas Dawson

STATE OF Georgia

COUNTY OF Ware

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bobbi-Lyn Ausburn now known as Bobbi-Lyn Dawson**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of September, 2012.

Linda T. Bennett
Notary Public

My Commission Expires: 7-22-13

(SEAL)

Linda T. Bennett NOTARY PUBLIC EXPIRES July 22, 2013 Ware County, Georgia

STATE OF Georgia

COUNTY OF Ware

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Douglas Dawson**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of September, 2012.

Linda T. Bennett
Notary Public

My Commission Expires: 07-22-13

(SEAL)

Linda T. Bennett NOTARY PUBLIC EXPIRES July 22, 2013 Ware County, Georgia

Return to:

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067