This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Ramsay Brown
608 Southgate Avenue
Nashville, Tennessee 37203

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP **105-11**
GROUP
PARCEL **8.00**

BILL GARRETT, Davidson County
Trans:T20120071509 DEEDWARR
Recvd: 09/21/12 15:39 3 pgs
Fees:18.00 Taxes:802.90
20120921-0086233

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Zachariah Dorris and wife, Jamie Dorris,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Ramsay Brown**, hereinafter called the GRANTEE, his 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. 3 on the Plan of Patton Subdivision, of record in Book 974, page 44, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Zachariah Dorris and wife, Jamie Dorris by deed dated October 24, 2008 from Howard S. Spahnle and wife, Margaret L. Spahnle of record in Instrument no. 20081030-0108379, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **608 Southgate Avenue, Nashville, Tennessee 37203.**

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,

GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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 our hands this the **19th** day of **September, 2012.**

Zachariah Dorris

Jamie Dorris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Zachariah Dorris and wife, Jamie Dorris**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 19th day of September, 2012.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $217,000.00.

AFFIANT

Subscribed and sworn to before me on this 19th day of September, 2012.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 5/3/2016

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY