BILL GARRETT, Davidson County
Trans:T20120076325 DEEDWARR
Recvd: 10/08/12 15:38 2 pgs
Fees:13.00 Taxes:1128.50
20121008-0092122

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
12-0920

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of October, 2012

Notary Public
Commission Expires: _____

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tricia Morris 3502 Wilbur Place Nashville, TN 37204	Pinnacle Bank 150 3rd Avenue South, Ste. 300 Nashville, TN 37201	118-10-0-169.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Avary H. Doubleday, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tricia Morris, 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. 56 on the Map of Woodmont Boulevard Section of Marengo Park, of record in Book 1130, Page 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 75.6 feet on the southeasterly line and 173 feet on the southwesterly line to a dead line on which it measures 75 feet.

BEING the same property conveyed to Avary H. Doubleday, by Quitclaim Deed from Eldridge Gerry Doubleday, III, dated 12/4/09 and recorded 12/8/09 in Instrument No. 20091208-0112273; and being the same property previously conveyed to Eldridge Gerry Doubleday, III, by Quitclaim Deed from Daniel Phillips Doubleday, dated 10/23/09 and recorded 12/2/09 in Instrument No. 20091202-0110455; and being the same property previously conveyed to Eldridge Gerry Doubleday, III and Daniel Phillips Doubleday, by Personal Representative's Deed from Eldridge Gerry Doubleday, as Personal Representative of the Estate of Sara Sue Doubleday, dated 10/21/09 and recorded 11/18/09 in Instrument No. 20091118-0106167, all of the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to E.G. Doubleday and wife, Sara Sue Doubleday, by Installment Deed from A.R. Russell and husband, C.W. Russell, dated 9/25/45 and recorded 3/18/46 in Book 1368, Page 260, Register's Office for Davidson County, Tennessee. The said E.G. Doubleday, Jr., predeceased Sara Sue Doubleday, having died in July, 1948. The said Sara Sue Doubleday having died on November 9, 2003, thereby appointing Eldridge Gerry Doubleday, III Administrator of the Estate, pursuant to the Last Will and Testament filed in under Docket No. 04P-305, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Eldridge Gerry Doubleday, III joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Avary H. Doubleday.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3502 Wilbur Place, Nashville, TN 37204.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of October, 2012.

Avary H Doubleday by Astrid W Shumate, Attorney-in-Fact
Avary H. Doubleday
BY: Astrid W. Shumate, Attorney-In-Fact

Eldridge Gerry Doubleday III by Astrid W Shumate, Attorney-in-Fact
Eldridge Gerry Doubleday, III
BY: Astrid W. Shumate, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Astrid W. Shumate, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the within instrument on behalf of Avary H. Doubleday and husband, Eldridge Gerry Doubleday, III for the purposes therein contained, and who further proved to me that she is the Attorney-In-Fact for Avary H. Doubleday and husband, Eldridge Gerry Doubleday, III, and is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Brentwood, Tennessee this 1st day of October, 2012.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

(Notary Seal)

Notary Public
My Commission Expires: _____