This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P12-0725-D2

BILL GARRETT, Davidson County
Trans:T20130000175 DEEDWARR
Recvd: 01/02/13 11:16 2 pgs
Fees:13.00 Taxes:1239.50
20130102-0000292

WARRANTY DEED

Address of New Owners:
Mr. Mark E. Lopez
~~2525 Fairfax Avenue~~ 2005 Belmont Blvd
~~Nashville, TN 37212~~ NT 37212

Send Tax Bills To:
New Owner

Map 104 110
parcel 138.00

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, I,
Phyllis Deloris Williams

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Mark E. Lopez , 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, and being more particularly described as follows:

Being Lot No. 20 in the Bransford Realty Company's Edgar Jones Home place, a plan of which is of record in Book 421, Page 7, in the Register's Office of Davidson County, Tennessee. Said Lot No. 20 fronts 60 feet on the Southerly side of Fairfax, formerly, Jones Avenue and extends back between parallel lines 185 feet to an alley.

Being the same property conveyed to Marion P. Stanley, Sr. and wife, Elizabeth P. Stanley, by deed from Margaret C. Craig, unmarried, dated October 18, 1971, and of record in Book 4546, Page 136, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Elizabeth P. Stanley, upon the death of her husband, Marion P. Stanley, Sr., by reason of their tenancy by the entirety. Said Elizabeth P. Stanley having since died, and property vested in Phyllis Deloris Williams, Steven Russell Dotson and Michael Roy Dotson, as the sole heirs-at-law of Elizabeth P. Stanley, by virtue of the Affidavit of Heirship of record as Instrument Number 20121213-0114922, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Phyllis Delories Williams, by Quitclaim Deed from Steven Russell Dotson and Michael Ray Dotson, dated December 8, 2012, and of record in Instrument Number 20121213-0114923, in the Register's Office of Davidson County, Tennessee.

This property is subject to all matters shown on a plat of record in Plat Book 421, Page 7, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 2525 Fairfax Avenue, Nashville, TN 37212

THIS CONVEYANCE IS SUBJECT TO: 2012 Davidson County Taxes which have been prorated and paid;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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.

J. Douglas Sloan, III, executes this instrument on behalf of Phyllis Deloris Williams, pursuant to a Power of Attorney dated December 26, 2012, and of record as Instrument Number _____, in the Register's Office of Davidson County, Tennessee.

Witness my hand this the 27th day of December, 2012.

Phyllis Deloris Williams

By: _____, Attorney in Fact
J. Douglas Sloan, III, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Douglas Sloan, III, as attorney in fact for Phyllis Deloris Williams, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of December, 2012.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/3/2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of December, 2012.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/3/2014

Map: 104110
Parcel: 13800