BILL GARRETT, Davidson County
Trans:T20130007180 DEEDWARR
Recvd: 01/25/13 15:20 2 pgs
Fees:13.00 Taxes:244.65

20130125-0008437

STATE OF Virginia)
COUNTY OF Augusta)

The actual consideration or value, whichever is greater, for this transfer is $66,120.62.

Randall D. Lee
AFFIANT

Subscribed and sworn to before me, this 18th day of January, 2013.

Patricia L Myers
Notary Public

My Commission Expires: 4/30/2015

PATRICIA L. MYERS NOTARY PUBLIC REG # 331820 MY COMMISSION EXPIRES 4/30/2015 COMMONWEALTH OF VIRGINIA

This Instrument Prepared By: Beck & Beck, 4205 Gallatin Road, Nashville, TN 37216

ADDRESS NEW OWNER :
Randall D. Lee
1625 Summit Drive
Waynesboro, VA 22980

MORTGAGEE:

SEND TAX BILLS TO:
Randall D. Lee
1625 Summit Drive
Waynesboro, VA 22980

MAP AND PARCEL:
52-7-82
11D 79135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Sixty-Six Thousand One Hundred Twenty and 62/100 ($66,120.62) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, DANIEL L. LEE, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto RANDALL D. LEE, 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 the 11th Civil District of Davidson County, Tennessee, being Lot No. 53 on the Plan of Madison Heights Subdivision, Section 2, Part 4, as of record in Book 2133, page 106, Register's Office for said County.

Said Lot 53 fronts 174.02 feet on the southerly side of Jasperson Drive and extends back 200 feet on the westerly line and 223.72 feet on the easterly line to a dead line, measuring 211.37 feet thereon.

Being the same property conveyed to Dorothy H. Moore by deeds of record in Book 2599, page 123 and Book 5237, page 44, Register's Office, Davidson County, Tennessee. [Deborah J. O'Brien executed those instruments on behalf of Dorothy H. Moore pursuant to a Power of Attorney placed simultaneously of record.]

Being the same property conveyed to Daniel L. Lee by Warranty Deed from Dorothy H. Moore, of record in Book 10821, page 809, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 2241, page 209, Book 2291, page 399, and Book 2135, page 247, said Register's Office.

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

This is improved property known as **1001 Jasperson Drive, Madison, Tennessee 37115.**

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 I, DANIEL L. LEE, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 24th day of Jan., 2013.

Daniel L Lee
DANIEL L. LEE, GRANTOR

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Grantor, DANIEL L. LEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of January, 2013.

Melinda G. Rooker
NOTARY PUBLIC

My Commission Expires: 08-17-15

