File Box 8

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

ADDRESS NEW OWNER:
Elise Addington
926 Neuhoff Lane
Nashville, Tennessee 37205

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
COLE TAYLOR BANK
2350 GREEN ROAD, #100
ANN ARBOR, MI 48105

MAP 129-11
GROUP
PARCEL 52.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John J. Derrick and wife, Kimberly A. Derrick,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Elise Addington and Nathan Scott Dugger, as joint tenants with right of survivorship,** 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. 183 on the Plan of Section1, Warner Park Valley, of record in Plat Book 3600, page 12-14, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description..

Being the same property conveyed to John J. Derrick and wife, Kimberly A. Derrick by deed dated June 5, 2009 from Claytie B. Elliott, a widow of record in Instrument no. 20050620-0070578, 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 2013 and subsequent years.

This is **improved** property known as **926 Neuhoff Lane, Nashville, Tennessee 37205.**

BILL GARRETT, Davidson County
Trans:T20130044267 DEEDWARR
Recvd: 05/28/13 14:17 3 pgs
Fees:18.00 Taxes:865.80
20130528-0053585

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, GRANTORS do covenant with the said GRANTEES 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 GRANTEES, and 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 our hands this the **22nd** day of **May, 2013.**

John J. Derrick

John J. Derrick

Kimberly A. Derrick

Kimberly A. Derrick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John J. Derrick and wife, Kimberly A. Derrick**, 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 22nd day of May, 2013.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
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 $234,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of May, 2013.

~~Robert M. Loffi~~
NOTARY PUBLIC

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

My Commission Expires: 5/3/2016