BILL GARRETT, Davidson County
Trans:T20130044524 DEEDWARR
Recvd: 05/29/13 10:03 2 pgs
Fees:13.00 Taxes:702.63

20130529-0053851

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $189,900.00. Affiant Subscribed and sworn to before me, this 28th day of May, 2013. Notary Public My Commission Expires: 11-17-15

MONTGOMERY COUNTY TENNESSEE NOTARY PUBLIC STATE OF TERESA GLASS

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel No.:
Lesley Merrell Dorris 620 American Road Nashville, TN 37209	Regions Bank dba Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	090-12-0-077

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nancy L. Anness, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lesley Merrell Dorris, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Charlotte Park, Section I, as of record in Plat Book 2663, pages 2 thru 6, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Nancy L. Anness, unmarried, by deed from Timothy W. Sanders, Randy Sanders and Timothy Simons, as tenants in common, of record as Instrument No. 20071113-0132864, dated November 1, 2007, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 2663, page 2, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9743, page 820, said Register's Office.

This is improved property known as: **620 American Road, Nashville, TN 37209.**

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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of May, 2013.

Nancy L. Anness

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy L. Anness, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of May, 2013

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 06/21/2016