Davidson County DEEDWARR
Recvd: 06/27/13 13:35 2 pgs
Fees:12.00 Taxes:0.00
20130627-0066231

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

This Warranty Deed prepared without the benefit of a survey. Preparer did not serve as Closing Attorney.

STATE OF TENNESSEE)
COUNTY OF MADISON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50.00.

Laura Lee Dudley
Affiant

STEVE TOPPINGS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF JUNE, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2.6.17

ADDRESS OF NEW OWNERS:
Laura Lee Dudley
and Devon Anise Dudley
5910 O'Brien Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
5910 O'Brien Avenue
Nashville, TN 37209

MAP & PARCEL:
091 13 0 301.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LAURA LEE DUDLEY, FRED B. TOLER, JR., AND TIMOTHY JACK TOLER**, HEREINAFTER CALLED THE GRANTORS HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO **LAURA LEE DUDLEY AND DEVON ANISE DUDLEY, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot 76 on the plan of West Nashville Heights, which plan is of record in Book 332, page 127, in the Register's Office for Davidson County, Tennessee. Said Lot No. 76 front 50 feet on the northerly side of O'Brien (formerly Grundy Street) Avenue and runs back northwardly between parallel lines 170 feet to the center of an alley. (Legal description taken from prior deed.)

Being the same real estate conveyed to Fred B. Toler, Sr. by deed dated May 28, 1993 and recorded in Book 8971, page 431, in the Register's Office of Davidson County, Tennessee. Fred B. Toler, Jr. conveyed the subject property to Fred B. Toler, Sr., Trustee of the Fred B. Toler Sr. Revocable Living Trust dated June 16, 2006 by deed dated June 16, 2006 and recorded in Instrument No. 20060622-0074748, in said Register's Office. The said Fred B. Toler, Sr. died intestate May 18, 2009 leaving Laura Lee Dudley, Fred B. Toler, Jr., and Timothy Jack Toler as his only surviving heirs at law.

This is **improved** X property known as 5910 O'Brien Avenue, Nashville, TN 37209
unimproved _____ property

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to the said **LAURA LEE DUDLEY and DEVON ANISE DUDLEY**, 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

except for (1) the lien of the 2013 real property taxes which shall be prorated and assumed by the Grantees herein; (2) restrictive covenants of record in Book 1302, page 217, in the Register's Office of Davidson County, Tennessee; (3) Easement of record in Instrument No. 20020125-0010548, in said Register's Office; (4) easements, restrictions, and building setback lines of record in Plat Book 332, page 127, in said Register's Office; and, we do further covenant and bind ourselves, our 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 25 day of June, 2013.

Laura Lee Dudley
LAURA LEE DUDLEY

Fred B. Toler
FRED B. TOLER, JR.

Timothy Jack Toler
TIMOTHY JACK TOLER

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Steve Toppings, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared LAURA LEE DUDLEY, FRED B. TOLER, JR. and TIMOTHY JACK TOLER, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal on this the 25 day of June, 2013.

Steve Toppings
Notary Public

My Commission Expires: 2-6-17

True Copy Certification

I, Debbie Sinard, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Debbie Sinard
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Christi M. Johnston, a notary public for this county and state, Debbie Sinard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christi M. Johnston
Notary Signature

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 6-3-14