WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,300.00

x Lee Dudley Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2013.

Elaine L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-3-14

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC GREGORY DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20130055900 DEEDWARR
Recvd: 07/01/13 15:35 2 pgs
Fees:13.00 Taxes:715.21

20130701-0067885

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Natalie Hoover	Regions Bank	13313011800
(NAME)	(NAME)	
516 Elaine Drive	P.O. Box 2153	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham AL 35287	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, LEE DUDLEY THOMAS, an unmarried man, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NATALIE HOOVER, an unmarried woman, HEREINAFTER CALLED THE GRANTEE, HER 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. 66 as shown on the Plan of Abbay Hall Subdivision, Section 1, of record in Book 2331, Page 18, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Lee Dudley Thomas, unmarried, by Warranty Deed from Hans L. Ragsdale, married, and wife, Esther M. Ragsdale by and through her Attorney-in-Fact, Hans L. Ragsdale, which deed is dated November 27, 1996 and recorded in Book 10277, Page 692, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2013 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF ABBAY HALL SUBDVISION, SECTION 1, OF RECORD IN BOOK 2331, PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 2345, PAGE 514 AS AMENDED IN BOOK 2393, PAGE 627, BOTH IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 516 Elaine Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEE 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 GRANTEE, her 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 my hand this 28th day of June, 2013.

x Lee Dudley Thomas
Lee Dudley Thomas

STATE OF TENNESSEE

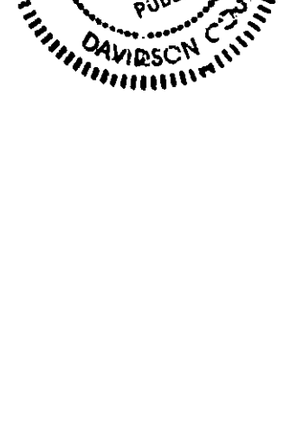
COUNTY OF DAVIDSON

On this 28th day of June, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lee Dudley Thomas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Dianne L. Gregory
Notary Public,



Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115