BILL GARRETT, Davidson County
Trans:T20130071522 DEEDWARR
Recvd: 08/19/13 15:53 2 pgs
Fees:13.00 Taxes:501.35
20130819-0087274

Waterpool, Pearman, & Drumwright
Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

RUTH M. FORAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires Aug 20, 2015

G-VRES-13-607

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Douglas S. Dale (NAME)	**Pinnacle Bank** (NAME)	**34-7-A-13.00 CO**
607 Glenn Circle (ADDRESS)	**150 3rd Avenue South, Suite 900** (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	**Nashville, TN 37201** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **LISA MARIE SERVAI A/K/A LISA SERVAIS DEVILLE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DOUGLAS DALE AND LITA DALE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 13, HARBOR VILLAGE, PHASE I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 37, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM HOWARD SAMUEL ANGER TO LISA MARIE SERVAIS, (AKA LISA SERVAIS DEVILLE) AS RECORDED ON THE 9TH DAY OF MARCH, 2007 IN INSTRUMENT NO. 20070309-0029523; WARRANTY DEED FROM CHERIE RENEE RUDOLPH AND HUSBAND, SCOTT E. RUDOLPH TO LISA SERVAIS AKA LISA SERVAIS DEVILLE AS RECORDED ON THE 31ST DAY OF JULY, 2001 IN INSTRUMENT NO. 20010731-0081071, RE-RECORDED AT INSTRUMENT NO. 20010817-0089241, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FOTH IN THE PLAN OF RECORD IN PLAT BOOK 6900, PAGE 37 AND BOUNDARY PLAT OF RECORD IN BOOK 6250, PAGE 626; RESTRICTIVE COVENANTS OF RECORD IN BOOK 6628, PAGE 577, BOOK 6646, PAGE 543, BOOK 10672, PAGE 743 AND INSTRUMENT NO. 20010817-0089318; BY-LAWS OF RECORD IN INSTRUMENT NO. 20070205-0014894; CHARTER OF RECORD IN BOOK 6635, PAGE 254; EASEMENT OF RECORD IN INSTRUMENT NO. 20110930-0075699 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **607 Glenn Circle Madison, Tennessee 37115**
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this 14th day of August, 2013.

Lisa Marie Servais

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Marie Servais, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2013.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212