BILL GARRETT, Davidson County
Trans:T20130073071 DEEDWARR
Recvd: 08/23/13 11:31 2 pgs
Fees:13.00 Taxes:462.50
20130823-0089183

WARRANTY DEED

Return TO:
TRI STAR TITLE & ESCROW, LLC
201 E. MAIN ST, STE 300
MUFREESBORO, TN 37130

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Jessica Hendrickson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2013.

Amanda Mclark
Notary Public:

MY COMMISSION EXPIRES: 11/19/2013
(AFFIX SEAL)

AMANDA M. CLARK
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Linda Lane Overton	NEW OWNER	Parcel ID:
221 Blue Hills Drive		09503008900
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Anita Dreier Knox, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Linda Lane Overton and William Michael Lane, as joint tenants with full rights 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:

Being Lot No. 165 on the Plan of Merry Oaks Subdivision, Section 1, of record in Book 1835, Page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Anita Dreier Knox by deed from Meredith R. Childress, of record in Book 10891, Page 384, dated April 16, 1998, Register's Office for said County.

Power of Attorney of record in Instrument 20121127-0108751, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 221 Blue Hills Drive, Nashville, TN 37214

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 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, 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 GRANTEES, 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 hand this 12th day of August, 2013.

Anita Dreier Knox by James Randall Smith, P.O.A.
Anita Dreier Knox by James Randall Smith,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, James Randall Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Anita Dreier Knox as his/her/their Attorney in Fact as the free act and deed of the within named Anita Dreier Knox.

Witness my hand and official seal at Nashville, Tennessee the 12th day of August, 2016.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.