BILL GARRETT, Davidson County
Trans: T20130077768 DEEDWARR
Recvd: 09/09/13 10:23 2 pgs
Fees: 13.00 Taxes: 1524.40

20130909-0094768

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00

Kristen Cover
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF September, 2013.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRE-13-2008

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)
Kristen Cover (NAME)	**Same as New Owner** (NAME)	**104-12-258.00**
2008 18th Avenue South (ADDRESS)	(ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(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 **DAVID DORRIS AND EMILY DORRIS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KRISTEN COVER, A SINGLE PERSON,** 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 LOT NO. 27 AND THE NORTHERLY 10 FEET OF LOT NO. 26 ON THE MAP OF LENOX PLACE AS OF RECORD IN PLAT BOOK 161, PAGE 171, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 27 AND THE NORTHERLY PART OF LOT NO. 26 FRONT TOGETHER 50 FEET ON THE EASTERLY SIDE OF 18TH AVENUE SOUTH, FORMERLY BAXTER AVENUE, AND RUN BACK BETWEEN PARALLEL LINES, 140 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO DAVID DORRIS AND EMILY DORRIS, HUSBAND AND WIFE BY WARRANTY DEED FROM BBW PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 23RD DAY OF MAY, 2013 IN INSTRUMENT NO. 20130523-0052077, 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 FORTH IN THE PLAN OF RECORD IN PLAT BOOK 161, PAGE 171 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **2008 18th Avenue South Nashville, Tennessee 37212**
(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 4th day of September, 2013.

David Dorris

Emily Dorris

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 4th day of September, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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