WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130093595 DEEDWARR
Recvd: 11/01/13 10:58 2 pgs
Fees:13.00 Taxes:370.00

20131101-0113474

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: October 5, 2015

(AFFIX SEAL)

LYNN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diane R. Croteau-Nesbitt	Diane R. Croteau-Nesbitt	09415000900
(NAME) P.O. Box 100229	(NAME) Same	
(ADDRESS) Nashville, TN 37224	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Flora Ruth Lee, an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Diane R. Croteau-Nesbitt and spouse Peter A. Nesbitt**, 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:

A lot or tract of land in the 3rd, formerly 15th Civil District of Davidson County, Tennessee, being part of Lot No. 7 on the Plan of the Subdivision of the Lands of Wm. G. M. Campbell, as of record in Book 9, page 337, Register's Office for said County, also of record in Book 843, page 30, said Register's Office, and being the westerly 160 feet of the southerly 100 feet of Lot No. 9 on the plan of a subdivision shown on the described according to a survey made in May, 1934, but not recorded, as follows:

Beginning at a point on the easterly margin of Spence Lane, or Montrose Avenue, as widened, 900 feet northerly from the northwest corner of the property conveyed to the Davidson County Board of Education by deed of record in Book 971, page 382, said Register's Office; thence easterly and at right angles to Spence Lane or Montrose Avenue, 160 feet to a point; thence northerly and parallel with the easterly margin of Spence Lane or Montrose Avenue, 100 feet to a point; thence westerly 160 feet to a point in the easterly margin of Spence Lane or Montrose Avenue, thence southerly with the easterly margin of said lane or avenue, 100 feet to the beginning.

Being the same property conveyed to E. G. Lee and wife, Letha Lee by deed from Samuel B. Helton and wife, Minnie Ruth Helton of record in Book 2014, page 181, Register's Office for Davidson County, Tennessee. The said E. G. Lee and wife, Letha Lee having died leaving Flora Ruth Lee and Robert E. Lee as the sole heirs at law. Robert E. Lee conveyed his interest to Flora Ruth Lee, unmarried, of record in Book 7056, page 848, said Register's Office.

This conveyance is subject to 2013 taxes, paid, prorated and assumed b the Grantees; all matters on the plan of record in Book 843, page 30, said Register's Office; Subject to the rights and claims of parties in possession. This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 306 Spence Lane, Nashville, TN 37210

(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 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 31st day of October, 2013.

Flora Ruth Lee

Flora Ruth Lee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Flora Ruth Lee, an unmarried person, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, the bargainor, and who upon oath acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of October, 2013.

Commission expires: October 5, 2015

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Ann B. Waddell

Ann B. Waddell, Notary Public