This document prepared by (and after recording return to):		
Name:	**William Davis, Attorney, P.C.**	
Address:	**219 Ward Circle, Ste 5**	
City, State, Zip:	**Brentwood, TN, 37027**	
Phone:	**615-369-0039**	

BILL GARRETT, Davidson County
Trans:T20130098943 DEEDWARR
Recvd: 11/21/13 11:02 3 pgs
Fees:18.00 Taxes:950.90

20131121-0120050

---------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Drew Taylor Waugh Urbain, married, f/k/a Drew Taylor Waugh, unmarried** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Mary D. Dockery, a single woman,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, and being the Easterly 50 feet of the Southerly 112 feet of Lot No. 32 on the Plan of Belair, as of record in Plat Book 332, page 6, in the Register's Office for said County.

Said part of said Lot No. 32 fronts 50 feet on the Northerly margin of Westwood Avenue and extends back between parallel lines and with the Westerly margin of 28th Avenue South (now Natchez Trace Avenue) a distance of 112 feet to a dead line in the rear.

Being the same property conveyed to Drew Taylor Waugh, unmarried by Deed from Susan W. Hart, dated 12/11/2009 and filed for record on 12/15/2009 in Instrument 200912150114127, Register's Office for Davidson County, Tennessee.

Map & Parcel: 104-15-0-021

This property is known as: **2800 Westwood Ave., Nashville, TN 37212-4705**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 19 day of November, 2013.

Drew Taylor Waugh Urbain, Grantor

Andrew Philip Urbain, Grantor

Andrew Philip Urbain, husband of Drew Taylor Waugh Urbain joins in this conveyance to convey any right, title or interest he may have in the herein described property by virtue of his marriage to Drew Taylor Waugh Urbain.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Drew Taylor Waugh Urbain and Andrew Philip Urbain, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15th day of November, 2013.

NOTARY PUBLIC

My Commission Expires: 1-15-14

GERALD A. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Grantee(s) Name, Address:	Send Tax Statement To:
Mary D. Dockery	New owner
2800 Westwood Ave.	
Nashville, TN 37212	

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $**257,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 19th day of November, 2013.

Mary Dockery
Affiant

Mary Dockery
Type or Print Name

(Seal)

Notary Public

My commission expires:

Type or Print Name of Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016