WARRANTY DEED

MARILYN RANDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: DECEMBER 17, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,950.00

B Lodge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF DECEMBER, 2013.

Marilyn Randolph
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colleen Lincoln	Colleen Lincoln	
(NAME)	(NAME)	
5209 Tusculum Ct.	5209 Tusculum Ct.	162-6-129
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, **WILLIAM H. DAVIS, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLLEEN LINCOLN,** 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:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Fair Oaks Subdivision, Section 2, a plat of which is of record in Book 4460, page 52, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to William H. Davis and wife, Theresa F. Davis by Deed from Donald E. Thomas and wife, Bobbie Jean Thomas dated September 19, 1975 of record in Book 4953, page 536, said Register's Office. Theresa F. Davis has since died vesting title solely in William H. Davis as Tenants by the Entirety. Laura L. Davis will join in this conveyance to convey any marital interest she may have.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 4460, page 52, said Register's Office; and (c) restrictive covenants of record in Book 4556, page 718, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5209 Tusculum Ct., Nashville, TN 37211

(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.

BILL GARRETT, Davidson County
Trans:T20130106301 DEEDWARR
Recvd: 12/23/13 08:54 2 pgs
Fees:13.00 Taxes:443.82
20131223-0128965

Witness my hand this 19th day of December, 2013.

William H. Davis

Laura L. Davis

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 William H. Davis and Laura L. Davis , the bargainors, 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 at Nashville, Tennessee this 19th day of December, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015