WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130106414 DEEDWARR
Recvd: 12/23/13 10:49 2 pgs
Fees:13.00 Taxes:1295.00

20131223-0129166

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

Subscribed and sworn to before me, this ~~19th~~ 20th day of December, 2013

Notary Public

MY COMMISSION EXPIRES: 10/15/2016
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark H. Dorris	NEW OWNER	104-15-0
(NAME)	(NAME)	(MAP)
2504 Ashwood Avenue	2616 Ashwood Avenue	036.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Brian Krebs, individually, and Brian Krebs, Allyson Krebs and Jeffrey Krebs, Co-Trustees of The Faye W. Weinzimer Revocable Living Trust Agreement dated June 25, 2002, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Mark H. Dorris, unmarried, and David C. Dorris married, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 4 feet of Lot No. 69 and the westerly 1/2 feet of Lot No. 68 of on the Map of Sunset Park Subdivision of record in Plat Book 332, Page 132, in the Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 54 feet on the northerly side of West Ashwood Avenue and run back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to Brian Krebs and Faye Weinzimer, by Deed from Jeffrey T. Moore and wife, Lisa S. Moore of record in Book 10164, page 423, Register's Office for Davidson County, Tennessee. The said Faye Weinzimer having since died, the property was devised to Brian Krebs, Allyson Krebs and Jeffrey Krebs, Co-Trustees of The Faye W. Weinzimer Revocable Living Trust under the Will of Faye W. Weinzimer, as shown at Probate # 13P 1907, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2504 Ashwood Avenue, Nashville, Tennessee 37212

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/our hand(s) this 19th day of December, 2013.

The Faye W. Weinzimer Revocable Living Trust
Agreement dated June 25, 2002

By: _____
Brian Krebs, Co-Trustee

By: _____
Allyson Krebs, Co-Trustee

By: _____
Jeffrey Krebs, Co-Trustee

_____
Brian Krebs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Brian Krebs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 19th day of December, 2013.

_____
Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7/11/2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Brian Krebs, Allyson Krebs and Jeffrey Krebs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the Co-Trustees, and that the as such Co-Trustees of The Faye W. Weinzimer Revocable Living Trust Agreement, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said, Brian Krebs, Allyson Krebs and Jeffrey Krebs, Co-Trustees.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 19th day of December, 2013.

_____
Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7/11/2015